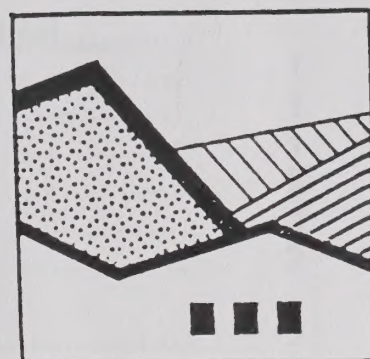
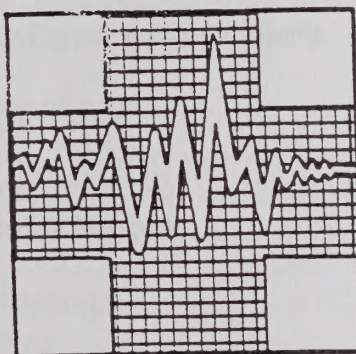
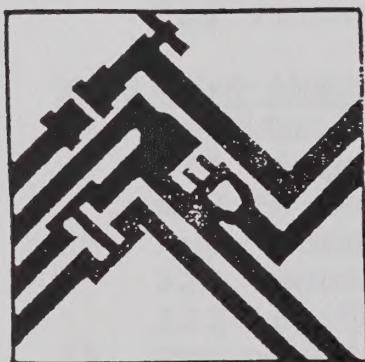
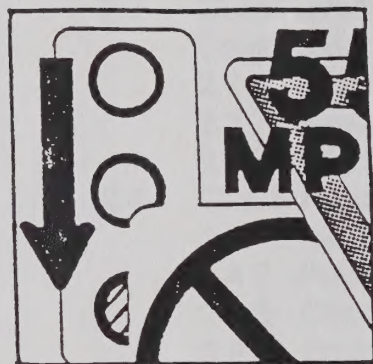


San Marcos

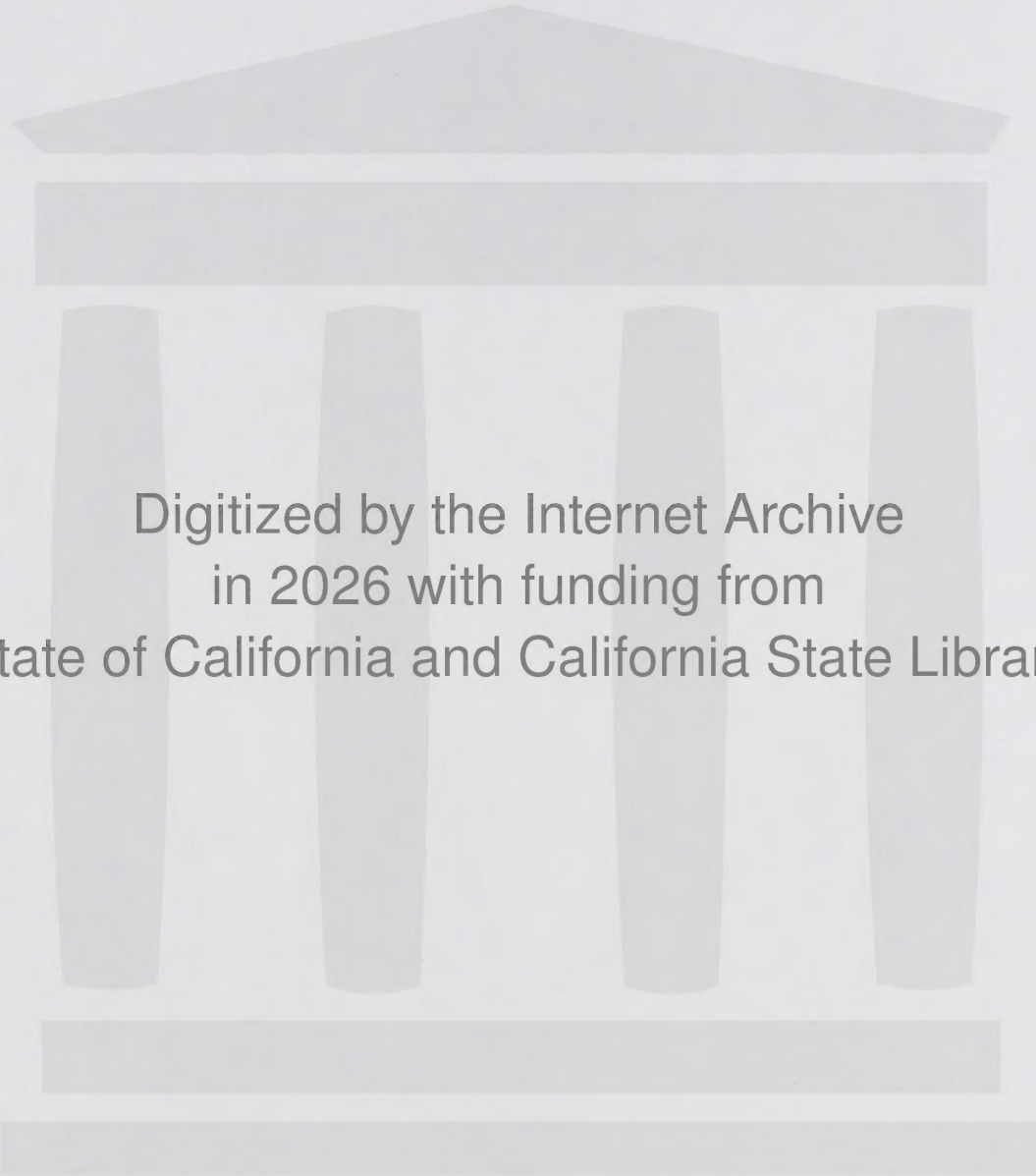
General Plan



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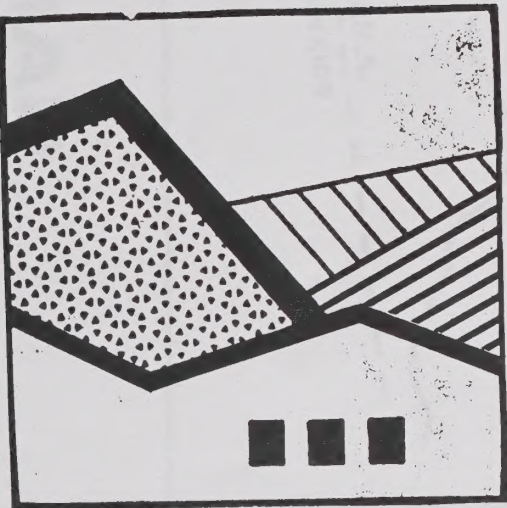
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LAND USE



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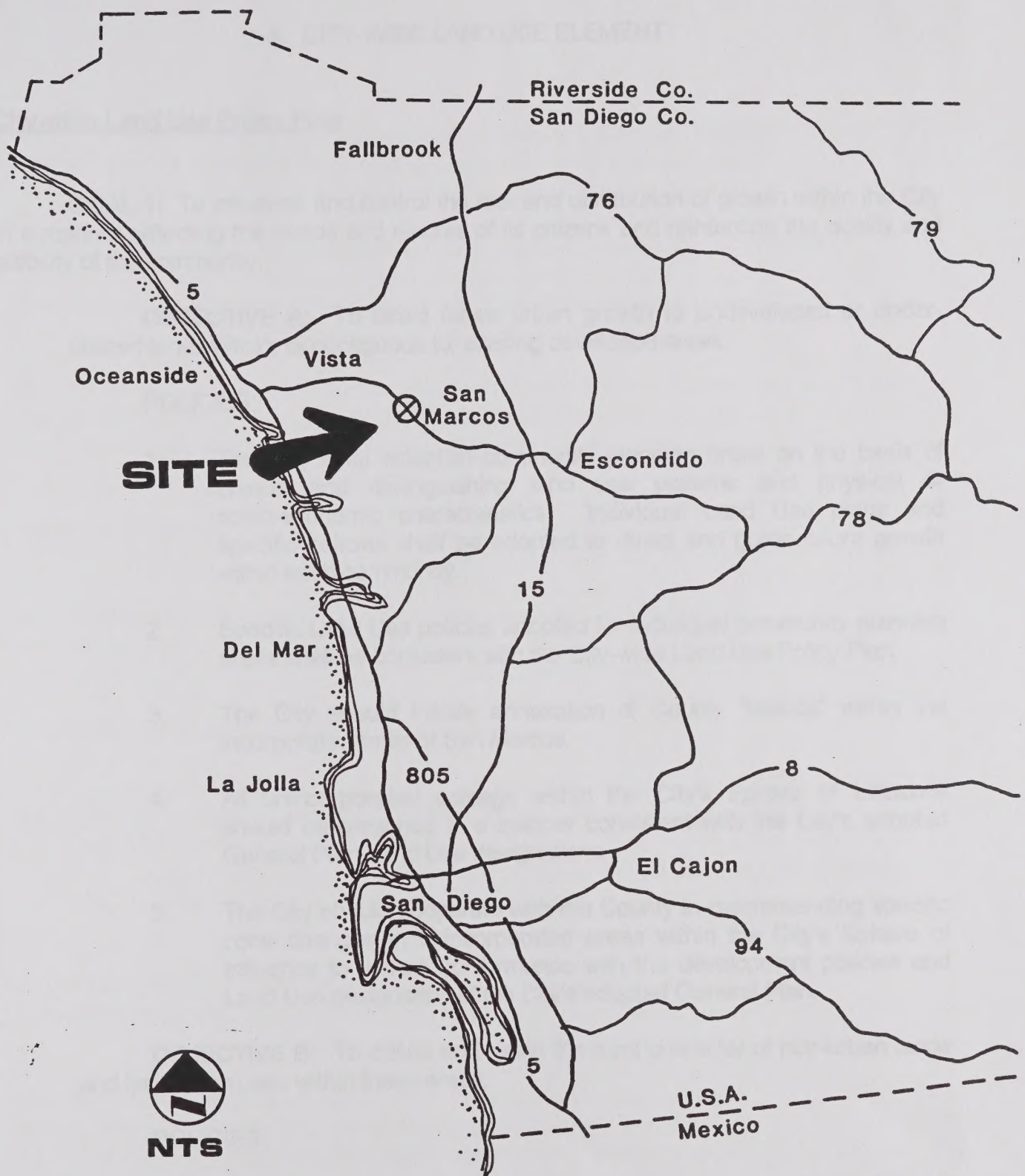


FIGURE 1

REGIONAL MAP

A. CITY-WIDE LAND USE ELEMENT

City-wide Land Use Policy Plan

GOAL 1: To influence and control the rate and distribution of growth within the City in a manner reflecting the needs and desires of its citizens and reinforcing the quality and stability of the community.

OBJECTIVE A: To direct future urban growth to undeveloped or under-utilized lands within, or contiguous to, existing developed areas.

POLICIES:

1. The City shall establish community planning areas on the basis of unique and distinguishing land use patterns and physical or socio-economic characteristics. Individual Land Use plans and specific policies shall be adopted to direct and guide future growth within each community.
2. Specific Land Use policies adopted for individual community planning areas shall be consistent with the City-wide Land Use Policy Plan.
3. The City should initiate annexation of County "Islands" within the incorporated limits of San Marcos.
4. All unincorporated acreage within the City's Sphere of Influence should be rezoned in a manner consistent with the City's adopted General Plan Land Use designations.
5. The City should cooperate with the County in recommending specific zone changes in unincorporated areas within the City's Sphere of Influence to ensure conformance with the development policies and Land Use designation of the City's adopted General Plan.

OBJECTIVE B: To define and retain the rural character of non-urban lands and limit urban uses within these areas.

POLICIES:

1. Urban areas shall be designated as those areas with the highest intensity of development and concentration of public services and facilities: rural areas shall be those areas with scattered low density development which lacks public services and facilities.

2. The City shall ensure preservation of the open space nature of its hills and ridgelines. In SPA-1 development shall proceed in accordance with the then-applicable Specific Plan Guidelines.
3. Transitional land use designations and densities shall be established as a buffer between urban and non-urban lands. In SPA-1, development shall proceed in accordance with the then-applicable Specific Plan Guidelines.
4. Non-urban lands should be buffered from urban lands through the use of open space and/or open space corridors. In SPA-1, development shall proceed in accordance with the then-applicable Specific Plan Guidelines.
5. Neighborhood commercial uses within non-urban areas shall reflect the rural character of those areas.
6. The City shall develop policies to address and encourage the continuance of agricultural uses within the City wherever appropriate and economically feasible.
7. The City shall discourage the conversion of productive agricultural uses within the City.

OBJECTIVE C: To promote coordination between agencies to ensure the adequate and timely provision of public services, facilities and amenities required by future growth within the City.

POLICIES:

1. City Administrative offices should be located in close proximity to those of other local service agencies to facilitate coordination of governmental services.
2. Appropriately sized sites for public facilities should be identified and acquired or reserved in advance of need to ensure the proper placement and timely installation of such facilities.
3. Public facilities and services should be located to maximize public accessibility and improve levels of service.

4. The City shall establish specific Land Use designations for public facilities and uses within each planning area.
5. The City should provide for a broad variety of programs and facilities to fulfill recreational, cultural and social needs of its residents.
6. Social and cultural facilities should be concentrated within a civic complex, serving as a focal point of the community.
7. The City shall cooperate with the County, regional transportation agencies and other cities in developing a regional mass transit system, i.e.; light rail and bus service. Appropriate sites for terminals, or multi-modal facilities for such services shall be identified and reserved as a part of the City's Community Plan Land Use strategy.
8. The needs of County agencies and Special Districts serving the City shall be identified and provided for to ensure the maintenance of adequate levels of public services and facilities.
9. Special Service Districts, i.e: Fire, Police, Water and Sewer, should be consolidated with City governmental services if and when appropriate and economically feasible.

GOAL 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the City and its citizens.

OBJECTIVE A: To encourage a full range of housing types to meet the needs of all ethnic, age and economic segments of the community.

POLICIES:

1. Medium and high density residential development shall be concentrated adjacent to high intensity uses as a means of buffering such uses from low density residential development.
2. The City shall encourage flexibility and innovation in the design of subdivision, mobile home parks, and housing types (i.e.: zero lot line development, patio homes).
3. Mobile home park designs shall incorporate the use of curvilinear streets and open space areas.

4. The City shall encourage a mix of housing types and densities within planned residential developments.
5. Residential areas shall be buffered from more intense land uses by employing any or all of the following site design techniques: landscaping, open space areas, back-up lot treatment, and/or separation by major streets.
6. The use of back-up lots, loop streets and cul-de-sacs in subdivision and mobile home park design shall be encouraged to avoid fronting residential units on major streets.

OBJECTIVE B: To prevent or reverse the physical decline or deterioration of developments within the City.

POLICIES:

1. The City shall require the provision of adequate levels of service to future development: wherever warranted, improvements to existing levels of service shall be encouraged in conjunction with development.
2. The City shall develop guidelines and standards to provide for temporary land uses where urban levels of service are in place to adequately serve any or all such uses. Such standards should include, but not be limited to the following:
 - a. Temporary land uses should be located as a transition between less and more intensive industrial uses.
 - b. Temporary land uses should not be located adjacent to residentially designated land uses or along major highways or along the freeway.
 - c. All storage and/or waste disposal areas associated with temporary uses shall be screened from view.
 - d. Adequate setbacks, landscaped areas and other development criteria should be provided to maintain or improve the quality of industrial development.

3. The City shall encourage the consolidation of individual parcels where appropriate to allow for more flexible site design and to foster economic viability of development on such parcels.

OBJECTIVE C: To encourage a climate for economic growth and stability which will attract high quality business and industrial development to promote employment opportunities.

POLICIES:

1. The City shall encourage and actively promote the location of clean, high technology uses within designated industrial areas in campus-like settings or master planned industrial parks.
2. Commercial and office uses shall be clustered into centers or master planned unit development. Strip commercial development shall be discouraged within the City.
3. Commercial and industrial developments shall be buffered from adjacent streets by means of landscaped setbacks, solid fencing and overall site design.
4. Trees, shrubs, ground cover and landscaped berms shall be distributed throughout commercial and industrial developments, especially along street frontages, to break up the visual impact of parking lots and other hardscape areas.
5. Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials and/or architectural features.
6. The City shall develop and implement a design manual which sets forth standards for all types of commercial and industrial buildings. The design control manual should include but not be limited to such areas: site layout, building facades and exterior construction, signage, and landscaping.
7. The design manual shall address and incorporate the following criteria:
 - a. Uniform architectural themes shall be carried throughout individual commercial centers and industrial parks. Similar

surrounding developments shall have a harmonious and complimentary architectural style.

- b. Commercial and industrial developments shall be located and designed to minimize points of access onto major arterials and collectors. These access points shall be located at appropriate and safe distances from street intersections.
 - c. Access to vehicle oriented commercial areas shall be controlled through the use of landscaped traffic medians and other devices to assure pedestrian and traffic safety and minimize potential traffic conflicts.
 - d. Signage associated with vehicle-oriented commercial uses shall be regulated to allow adequate identification and advertisement of stores and merchandise.
 - e. The use of monument signs and other equally effective, yet unobtrusive sign types shall be encouraged within commercial centers and industrial parks.
 - f. Commerce and industry shall be concentrated within those areas identified as suitable for such use, particularly along Highway 78 corridors and major arterial roads, rather than dispersed throughout the City.
 - g. Development along the Route 78 view corridor shall be of the highest design/architectural quality.
- 8. The City shall develop and implement, where and when economically feasible, a five-year capital improvements program.
 - 9. The City shall review and update, as directed by the City Council, the City Zoning regulations. Such a review and update should be comprehensive and changes, if necessary, should be based upon performance criteria for each land use category.
 - 10. Retail commercial uses should be prohibited from industrial areas of the City and encouraged to locate within areas designated commercial and commercial-manufacturing.

OBJECTIVE D: To encourage a wide diversity of parks, open space, recreational and civic facilities to meet the needs of all segments of the population.

POLICIES:

1. A parks and recreation system shall be established to serve a population with varied characteristics, needs and interests.
2. Major open space elements shall be combined and linked to form visual and physical separation between major sectors of urbanized areas, relieving the monotony of continuous urban development, and buffering such development from non-urban areas.
3. Canyon and natural drainage courses shall be used as buffers between developed areas and natural habitat reserves, trails and green belts, where appropriate and economically feasible, serving the mutual interests of the City and individual properties.
4. Future urban development shall be prohibited from designated open space areas.
5. Parks and recreation uses shall be located and designed to protect and enhance the surrounding environment.
6. The City's bicycle route program should be maintained and expanded where appropriate. Wherever warranted, new development shall provide for such routes and facilities.
7. Pedestrian routes shall be provided in conjunction with new residential development to foster the pleasant and safe movement of people throughout the City.
8. The City should develop an equestrian trail system as a part of the Parks and Recreation Element of the City General Plan.
9. New residential development shall provide for lineal open space areas linking major open space elements and individual neighborhoods.

GOAL 3: To ensure the maintenance and enhancement of the Community environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

OBJECTIVE A: To protect and enhance natural and cultural resources and promote recreational opportunities.

POLICIES:

1. The City shall identify and aid in the implementation of appropriate measures to ensure preservation of the community's unique cultural resources.
2. The San Marcos vernal pool habitats shall be preserved.
3. The City should develop and adopt preservation programs which govern and guide property development and conservation of environmentally sensitive habitats, i.e.: vernal pools.
4. Planned Residential Development shall be located within or adjacent to environmentally sensitive areas, due to the high ratio of open space to developed area required of such developments. Open space shall coincide with areas exhibiting the highest degree of environmental sensitivity. In SPA-1, open space shall be guided by the then-applicable Specific Plan Guidelines.
5. The City shall develop and implement a local historical preservation program which addresses the preservation, adaptive reuse and relocation of historically significant structures or places.
6. Strategic portions of San Marcos Creek shall be designed as an environmental flood control channel; areas with concrete lined channel structures shall be adequately screened with extensive use of landscaping and earthen berms.
7. The unnecessary stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.
8. Pad areas shall be graded using curvilinear contours rather than typical rectilinear contours, to preserve the natural grade of the lands. In SPA-1 grading shall be guided by the then-applicable Specific Plan Guidelines.
9. Plant materials of varying type, form and density shall be used to obscure and preserve graded slope banks.

10. Native rocks shall be used to naturalize man-made drainage and brow ditches on graded slopes. In SPA-1, grading shall be guided by the then-applicable Specific Plan Guidelines.
11. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes. In SPA-1, grading shall be guided by the then-applicable Specific Plan Guidelines.

OBJECTIVE B: To promote the conservation of air, water and energy resources.

POLICIES:

1. All business and industrial uses shall meet or exceed mandated State or regional strategies for air, water quality and energy standards.
2. To the greatest extent possible, waste water should be recycled and used for the irrigation of open space, recreational and agricultural areas.
3. Low water usage and drought resistant vegetation shall be used within open spaces, parks and landscaped buffer areas for both public and private development.

Amended 6/10/97

QUESTHAVEN/LA COSTA COMMUNITY

2.0 QUESTHAVEN/LA COSTA MEADOWS COMMUNITY PLAN

2.1 INTRODUCTION

2.1.1 BACKGROUND

The utilization and preservation of land has been and will continue to be one of the principal focal points of public concern and policy. In response to the concern, a Land Use Element has become a required element of land general plans as stipulated in Section 65302(a) of the California Planning and Zoning Law.

The Land Use Element is a long-range guide to the development and use of all land within the Planning Area. As such, it sets forth goals, policies and standards to guide the location, density and distribution of various land use activities.

The Land Use Element of the City of San Marcos General Plan consists of the City-wide Land Use Element policies and the various community plans. This Questhaven/La Costa Meadows Community Plan serves as the Land Use Element for the San Marcos community referred to as Questhaven/La Costa Meadows.

The Questhaven/La Costa Meadows Community Plan is organized as a document which details the community's adopted goals, policies, and implementation measures which suggest general approaches for the City to follow in implementing the General Plan. Cumulatively, the Community Plan and associated Land Use Map designates and/or addresses the land use elements mandated by the State Planning, Zoning and Development Laws (Section 65302(a)); housing, business, industry, open space including agriculture, natural resources, recreation, and enjoyment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, and flooding.

2.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Questhaven/La Costa Meadows Community Plan, the City of San Marcos prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The environmental impact report must be certified prior to the adoption of this community plan as the General Plan Land Use Element for the Questhaven/La Costa Meadows Community.

The Environmental Impact Report is the foundation of identifying potential impacts at the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, Scenic Beauty, Education, Public Buildings Grants, and Solid Waste.

2.2 PROJECT LOCATION

2.2.1 REGIONAL SETTING

The Questhaven/La Costa Meadows Community consists of approximately 3,023 acres and is located within the City of San Marcos and its adopted Sphere of Influence. The Sphere of Influence for the community is coterminous with the City's jurisdictional limits. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Figure 1.

The City of San Marcos is generally bounded by the City of Carlsbad and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south including such communities as Elfin Forest and Del Dios to the South, and the City of Escondido and unincorporated County lands to the east and a religious retreat otherwise identified as Christward Ministries.

2.2.2 LOCAL SETTING

The Questhaven/La Costa Meadows area is the southernmost portion of the City (see Figure 2). The area consists of approximately 3,023 acres. The Questhaven area is bounded on the north by the Lake San Marcos Neighborhood and Barham/Discovery Community and on the south, west and east by unincorporated County lands including such communities as Elfin Forest and Del Dios to the south and the City of Carlsbad. Existing land uses are shown on Table 1.

TABLE 1

EXISTING LAND USES

Questhaven/La Costa Meadows Community

<u>Land Use</u>	<u>Acres</u>
Agriculture	126
Single-Family Estate	41
Manufacturing	31
Landfill	275
Roads and Vacant Land	<u>2,772</u>

TOTAL ACREAGE: 3,234

2.3 QUESTHAVEN/LA COSTA MEADOWS COMMUNITY PLAN

2.3.1 PURPOSE AND INTENT

The City of San Marcos Land Use Element is comprised of eight community plans. Five of these community plans have been adopted. The adopted community plans are: College, Richmar, Business/Industrial, Lake San Marcos, and Barham/Discovery.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and landowners. A series of public forums were held to develop this community plan.

2.3.2 LAND USE DESIGNATIONS

The proposed Questhaven/La Costa Meadows Community Plan will allow for three residential land use designations, two specific plan areas, and solid waste management designation.

Land uses proposed for the Questhaven/La Costa Meadows Community Plan are depicted on Figure 3 and shown in Table 2.

2.3.3 STATISTICAL SUMMARY

Rural Residential: 0.125 – 1.0 dwelling units per acre.

The Questhaven/La Costa Meadows proposed project would allow for the development of 279 acres for a total of 34 to 279 dwelling units. Estimated population based on a generation rate of 2.76 persons per dwelling unit would be 94 to 770 persons.

Estate Residential: 1-2 dwelling units per acre.

This designation would allow for the development of 77 units for a total of 77 to 154 dwelling units. The estimated population would be 212 to 425 persons.

Residential: 2 - 4 dwelling units per acre.

This designation would allow for the development of 26 acres for a total of 52 to 104 dwelling units. The estimated population would be 14 to 287 persons.

Light Industrial:

This designation incorporates 302 acres and allows a mixture of uses which include light manufacturing, wholesale, professional offices, and research and development laboratories.

Specific Plan Areas

Specific Plan Area (SPA-1) contains 1,680 acres. Within the SPA-1, approximately 992 acres are designated residential. SPA-1 will have a maximum density of approximately 3,258 dwelling units. This would translate to a household population of 9,350 @ 2.87 dwelling unit persons. SPA-1 also allocates approximately 12-15 acres for retail-commercial uses.

SPA-2 contains 163 acres designated residential. At a density of .8 - 1.5 dwelling units per acre, this would permit 130 to 244 units with a household population of 359 to 673 persons. The resultant unit yield will be based upon the ability of the SPA to address physical constraints and preserve the community's natural resources.

Specific Plan Area-Limited Use

This designation area allocates approximately 150 acres to the Specific Plan Area-Limited Use category. More than half of this area is designated for parkland and natural reserves. Approximately 80 acres of this category is situated in SPA-1 and utilized for open space. Estimated population based on a generation rate of 2.76 persons per dwelling unit would be 22 persons.

The SPA-Limited Use category applies to properties adjacent to the Solid Waste Management Area which may be subject to potential noise, visual, or odor impacts from the operation of facilities in the Solid Waste Management Area. Land uses determined to be compatible with the solid waste management facilities are open space, agricultural uses, recreational uses, and low density residences at one dwelling unit per eight acres.

(a) Meaning of "Compatibility" of Uses: California Government Code Section 66796.41(c) states that "A city or county shall not authorize land uses adjacent to or near a site for any solid waste facility designated in the applicable City or county general plan if the land uses would restrict or preclude the establishment of a solid waste facility or expansion of the facility or site."

The determination of whether a land use is "compatible" with solid waste management facilities encompasses two factors. The first is whether surrounding uses are protected from the effects of solid waste facilities. These impacts can include noise levels, odor nuisances, traffic congestion, litter, and vectors (insects and rodents). This provision of the General Plan includes requirements intended to insure that solid waste management facilities will be sited in appropriate areas and will be conditioned to mitigate effects on surrounding land uses.

An equally important consideration, however, is the need to protect solid waste management facilities from the impacts of surrounding development. The state law requirement of "compatibility" was adopted, in part, because "conflicts between solid waste landfills and incompatible adjacent and nearby land uses, such as residences, have cropped up all over California. Local governments have allowed these conflicts to occur through their failure to stringently regulate development in areas near landfills." Office of Planning and Research, enrolled bill report on AB 3433 (as amended 8/19/82), September 9, 1983, p. 3.] Therefore, the requirement of "compatibility" is intended to protect solid waste management facilities from the increases in cost and curtailment of the operating lives of facilities which may result from nuisance suits or from activities or development which interfere with the efficient operation of the facilities.

(b) Compatible Uses: Open space, agricultural uses, recreation, and low density residential uses (defined as one dwelling unit per eight acres) generally can be compatible with the solid waste management facilities described below. In addition to determining compatibility with the solid waste management facilities, prior to approving projects or uses within the SPA-Limited Use the City also shall determine their compatibility with other adjacent uses.

Subject to the other policies of the General Plan, these uses may be permitted within the SPA-Limited Use zone if findings are made that (i) siting, landscaping, and other criteria have been applied to the proposed project, to protect the project to the maximum extent feasible from the impacts of the solid waste facility, (ii) the owner, operator, and, to the extent possible, occupants of the project have been fully informed in writing of the existence of the solid waste facility, the nature of its activities, and the nature of the impacts resulting from these activities, and (iii) the land use is compatible with the continued operation of solid waste facilities within the Solid Waste Management Area.

(c) Incompatible Uses. Some land uses are particularly sensitive to the impacts of solid waste management activities. Such uses may result in land use conflicts which interfere with or raise the cost of operating solid waste management facilities.

Because of this potential for land use conflicts, the following land uses are among the uses which shall not be permitted within the SPA-Limited Use Area:

- (1) Single family residential uses at a density of higher than one dwelling unit per eight acres, and multi-family residential uses, including mobile home parks.
- (2) Hospitals, rest homes, residential care homes, and medical offices.
- (3) Hotels, motels, and time-shared developments.
- (4) Schools, nurseries, and day care centers.
- (5) Buildings or structures intended as places of public assembly, including community centers, performing arts centers, amphitheaters, or stadiums.
- (6) Restaurants and bakeries.
- (7) Retail commercial uses.
- (8) Industrial uses.

Solid Waste Management Area

The proposed project for the Questhaven/La Costa Meadows Community Plan designates 219 acres for this use.

The following uses are consistent with the Solid Waste Management designation and, upon issuance of a Conditional Use permit, may be permitted by the City of San Marcos subject to restrictions and conditions which may be necessary to minimize the effects of any solid waste facility:

- a. Sanitary landfills;
- b. Waste-to-energy facilities, including resource recovery and recycling facilities;
- c. Methane gas recovery facility with accessory electricity generation; and
- d. Composting.

No more than one of each of these facilities shall be permitted in the Solid Waste Management area.

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TABLE 2

QUESTHAVEN/LA COSTA MEADOWS COMMUNITY CHARACTERISTICS
LAND USE INVENTORY

<u>DESIGNATION</u>	<u>ACREAGE</u>	<u>UNITS</u>	<u>POPULATION</u>
Rural Residential:			
0.125-1 dwelling unit/ac	306	38 - 306	105 - 844
Estate Residential:			
1 - 2 dwelling unit/ac	80	80 - 160	221 - 442
Residential:			
2 - 4 dwelling unit/ac	13	26 - 52	72 - 144
<u>SPA-Planned Community</u>			
<i>SPA-1</i> (San Elijo Ranch)			
Residential	867	3,398-3,398	9,752-9,752
Commercial	12-15		
Institutional	32-35		
Natural Open Space	605		
Parks/Trails/Rec.Open Space	246		
<i>SPA-2</i> (east of San Elijo Ranch)			
Residential	150	120 - 225	331 - 621
<i>SPA -3</i> (University Commons)			
Residential			
MF (26-28 du/ac)	25.6	666 - 717	1838 - 1979
MF/SRO (19-24 du/ac)	9.8	186 - 235	513 - 642
MF (6.5-8.5 du/ac)	30.8	200 - 262	552 - 723
SF (2.4 du/ac)	28.7	69 - 69	190 - 190
SF (2.0 du/ac)	106.8	217 - 217	599 - 599
SF (1.8 du/ac)	68.7	124 - 124	342 - 342
Commercial	14.1		
Institutional	12.4		
Parks	23.7		
Open Space	71.2		
Roads	24.2		
SPA-Limited Use	63	8 - 8	22 - 22
Solid Waste Management	275		
Light Industrial	98		
Open Space	54		
Roads	22		
TOTAL:	3,245	5,132-5,773	14,537-16,300

2.4 GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

The Land Use Element includes a series of City-wide goals to provide guidance and direction for the overall development of the City. In addition, the Land use Element includes community plans which provide more specific goals, and implementation strategies applicable to each community.

DEFINITIONS

Goal: A goal is generally defined as an ultimate purpose or desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Questhaven/La Costa Meadows Community, all Policies and Implementation Strategies are aimed at achieving a Goal or Goals.

Policy: A Policy as it pertains to this Plan is a specific statement of the City which guides actions and Implementation Strategies created to attain a City goal. A Policy implies clear commitment of the City on an issue.

Implementation Strategies: An Implementation Strategy is defined in this document as a coordinated effort, or set of measures established and proposed to carry out Policies and work toward attainment of Community Plan Goals.

2.4.1 LAND USE

Goal 1: To limit and control the distribution, location and type of growth within the Questhaven/La Costa Meadows Community in order to balance development with the natural resources and preserve the visual quality of the community while providing a mix of residential, commercial, solid waste management and light industrial uses.

Policies A:

1. To ensure that the siting and operation of solid waste management facilities are consistent with the San Marcos General Plan.
2. To control the siting of solid waste management facilities so that they will have minimum impact on existing or planned adjacent land uses.
3. To protect existing and future solid waste management facilities from encroachment by incompatible land uses.
4. The Questhaven/La Costa Meadows Community shall consist of residential and industrial developments in conjunction with open space,

limited agricultural activities and solid waste management, and commercial uses.

5. Residential, solid waste management, commercial, and light manufacturing uses shall occur in those areas designated for each respective land use on the Questhaven/La Costa Meadows Land Use Map.
6. Residential development shall be within the density range shown for that area on the Land Use Map. The resultant yield within this range is dependent upon the actual physical constraints and natural resources of the area.
7. Development in the Specific Plan Areas shall emphasize the preservation of the visual qualities and biological resources of the Questhaven/La Costa Meadows Area including ridgelines and hillsides.
8. Development in the Specific Plan Area-Limited use ("SPA- Limited Use") shall be designed to avoid the siting of incompatible uses in areas adjacent to the Solid Waste Management Area.

Implementation Strategies:

1. New solid waste management facilities shall be located in areas where environmental impacts can be minimized and in areas determined to be compatible with existing and planned surrounding land uses.
2. Solid waste management facilities may only be permitted with the issuance of a Conditional Use permit. Any Conditional Use Permit shall contain conditions to mitigate the effects of any such facility to an insignificant level, if feasible. Such conditions should address the following concerns (to the extent that the concerns pertain to any facility): litter; fugitive dust created by operational activities; odor and vector problems; groundwater pollution; gas migration; air emissions; traffic; noise effects; and the visual effect of permanent structures on adjacent areas.
3. All solid waste management facilities within the Solid Waste Management Area shall comply with all applicable federal, state, and local regulations, including regulations of the State Water Resources Control Board, Air Resources Board, the California Waste Management Board, the Department of Health Services.

Goal 2: To provide for the development of a variety of housing types and densities consistent with the area's natural character which minimizes landform alteration.

Policies A:

1. Specific plans for the SPA-Planned Community areas shall provide a distinct, identifiable open space element/corridor through the primary ridgeline in the SPA and through the San Marcos Creek Watershed and flood plain.
2. Development in areas with slopes in excess of fifteen percent (15%) or hillside areas within SPAs shall be limited to equestrian estates, hillside estates, and detached single-family residences on half-acre lots except that in SPA-1, development in such areas shall be guided by the then-applicable Specific Plan Guidelines..

Implementation Strategies:

1. Impose conditions on residential development to preserve topography, trees and sensitive biological areas.
2. Concentrate development on the most developable, flatter portions of individual sites.
3. A community Design Manual or Specific Plan Guidelines shall be prepared with the following features as they relate to residential development:
 - a. The City shall develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.
 - b. The City shall develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.
 - c. Developments shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

- d. Structures on sloping sites shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space. Within SPA-1, this strategy shall be implemented to the extent feasible based upon detailed photo simulations and application of the then-applicable Specific Plan Guidelines.
- e. Development shall conform to the natural grade of the land in street and site design to the maximum extent feasible. Within SPA-1, this strategy shall be implemented to the extent feasible in conformance with the then-applicable Specific Plan Guidelines.

2.4.2 PUBLIC SERVICES AND FACILITIES

Goal 1: To ensure that adequate public services and facilities are installed to serve both the needs of the City and region in conjunction with the development of the community.

Policies A:

- 1. Water and sewage services shall be provided within the plan area concurrent with need.
- 2. Growth in accordance with the General Plan shall be accommodated without placement of an additional financial burden on the existing taxpayers of the City.
- 3. The establishment of infrastructure shall be phased to accommodate growth.
- 4. The Open Space corridor shall include equestrian, bicycle and pedestrian trails connecting the Questhaven/La Costa Meadows Community to the California State University-San Marcos campus and other planning communities.
- 5. Coordinate with the County to establish a location for solid waste management facilities.

Implementation Strategies:

- 1. Infrastructure serving the plan area shall be constructed in accordance with a master public facilities plan.

2. The City shall coordinate with the Vallecitos Water District implementation of plans to increase the use of recycled water.
3. Prior to issuance of any grading permits, the developer shall verify in writing to the Public Works Director that adequate sewer facilities and treatment are available and will be provided.
4. Establish a Solid Waste Management designation at the San Marcos County Landfill site and adopt a Solid Waste Management zone classification ordinance.
5. The City shall update the Public Facility Element of the General Plan to determine development's fair share for establishment of open space and preservation of natural resources.

Policies B:

1. To ensure that school facilities are available to serve the needs of the Questhaven/La Costa Meadows Community as an integral part of the school district.

Implementation Strategies:

1. Designate two to four 10-15 acre school sites within the Questhaven/La Costa Meadows Community.
2. The San Marcos Unified School District shall establish financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.
3. Long-range planning should be coordinated with the School Districts Long-Range Comprehensive Master Plan.
4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

Policies C:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).
2. Provide a future fire station site to be located in proximity of Twin Oaks Valley Road extension south of the ridgelines.
3. Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the Questhaven/La Costa Meadows Community.

Implementation Strategies:

1. Develop a fuel modification plan to allow for a graduated transition from native vegetation and natural elements on individual sites to man-made elements of the proposed community to retain acceptable level of risk regarding fire prevention and to maintain the natural character of the Questhaven/La Costa Meadows community.
2. All building structures and other engineering requirements shall conform to the Uniform Building Code, Uniform Fire Code, and City requirements encouraging use of tile roofs in fire sensitive areas.
3. Adopt fire mitigation measures established by the Fire District.
4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility (from building areas to adjacent parking areas and vice versa), (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.
5. Coordinate with the Sheriff's Department to review building design.
6. The City shall encourage citizen participation in the Neighborhood Watch Program.

2.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system serving the needs of those persons residing and doing business within the community.

Policy A:

1. The City shall provide a roadway network which is designed to service the needs of the community as a coordinated unit of the City's circulation system.
2. Cooperate with the North County Transit District in developing a plan to provide transit service in the area.

Implementation Strategies:

1. Rancho Santa Fe Road shall be designated a prime arterial.
2. Twin Oaks Valley Road shall be designated as a major arterial (within the Questhaven/La Costa Meadows area) .
3. Questhaven Road shall be designated as a major arterial road from Twin Oaks Valley Road to Rancho Santa Fe Road.
4. Impose conditions on development to mitigate the cumulative effects of growth on the circulation system and to implement the Circulation Element.

2.4.4 ENVIRONMENTAL

Goal 1: To preserve the Questhaven/La Costa Meadows Community's natural and rural environment as well as its unique resources.

Policies A:

1. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation.
2. Conservation and preservation programs, including biological reserves for identified sensitive habitats shall govern and guide property development.
3. Open space areas shall coincide with areas exhibiting the highest degree of environmental sensitivity. In SPA-1, this policy shall be implemented to the extent feasible, in conformance with the then-applicable Specific Plan Guidelines.
4. New development shall preserve and set aside identified, native Southern California grassland habitat as a biological reserve. In SPA-1, this policy shall be implemented to the extent feasible, in conformance with the then-applicable Specific Plan Guidelines.

5. The SPA-Planned Community areas shall preserve primary and secondary ridgelines. In SPA-1, however, the primary and secondary ridgelines shall be preserved to the extent feasible, based upon detailed visual simulations, and application of the then-applicable Specific Plan Guidelines.
6. Conservation and preservation programs, including biological reserves for identified sensitive habitats, shall govern and guide property development specifically taking into account the environmental impact report with its latest addendums and modifications.
7. The City shall encourage programs directed to conserve and recycle natural resources.

Implementation Strategies:

1. The SPA-Planned Community areas shall be planned to provide a distinct, identifiable open space corridor through the ridgeline. The open space corridor shall incorporate identified sensitive biological habitats.
2. Explore other methods of preserving open space including fee purchase, conservation and scenic easements, transfer of development rights, open space zoning categories, etc.
3. Retain flood plain and sensitive watershed areas as parks and permanent open space.
4. Develop and implement preservation programs dealing with the riparian area and small lakes located within the plan area. Establish the San Marcos Creek area from Rancho Santa Fe Road to Lake San Marcos dam as a riparian enhancement area.
5. Condition development to restore any sensitive habitat areas to be disturbed as a result of the development. Restoration measures may be implemented either on-site or at an off-site location determined by the City.
6. Develop a mature tree preservation ordinance.
7. Require planned development to preserve the natural landform of primary and secondary ridgelines. In SPA-1, however, the primary and secondary ridgelines shall be preserved to the extent feasible, based upon detailed

visual simulations, and application of the then-applicable Specific Plan Guidelines.

8. Concentrate light industrial development in the flatter portions of the area.
9. Restrict uses in the Light Industrial Area to include high-tech manufacturing uses, office and administration facilities, research and development laboratories, as well as commercial services which support the light industrial uses.
10. Impose conditions on manufacturing uses in the Light Industrial area to buffer adjacent land uses by means of landscaped setbacks, screening and/or overall site design.

2.4.5 VISUAL RESOURCES

Goal 1: Preserve the ridgeline's visual qualities.

Policies A:

1. All development shall be restricted from primary and secondary ridgelines. Within SPA-1, however, the primary and secondary ridgelines shall be preserved to the extent feasible, based upon detailed visual simulations, and application of the then-applicable Specific Plan Guidelines.

Implementation Strategies:

1. No portion of the ridgeline shall be graded, except that in SPA-1, limited grading shall be allowed for recreation facilities, public facilities, or residential development provided such development will have minimal impact to the visual quality of the primary ridgelines and such grading is consistent with the then-applicable Specific Plan Guidelines. Development of secondary ridgelines in SPA-1 shall be as delineated in the then-applicable Specific Plan Guidelines. All grading in ridgeline areas in SPA-1 shall be subject to detailed visual simulations during future review of detailed tentative maps and site plans.
2. Preserve the ridgeline's natural outline as visible from the length of State Route 78 that traverses the City of San Marcos. In SPA-1, however, the primary and secondary ridgeline's natural outline shall be preserved to the extent feasible, based upon detailed visual simulations, and application of the then-applicable Specific Plan guidelines.

3. Adopt standards for the preservation of the ridgeline.

2.5 DEVELOPMENT STANDARDS/CRITERIA

2.5.1 STANDARDS

2.5.1.1 Residential

Rural Residential 0.125-1 dwelling units per acre: Uses are limited to single family residential units on large lots ranging from 1 to 8 acres depending on slope. Certain agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stock, horses, poultry and bovine animals.

Estate Residential 1-2 dwelling unit per acre: Permitted uses include single family detached units on 0.50 to 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural uses are permitted.

Residential 2-4 dwelling units per acre: This designation allows for single family detached units on 0.25 - 0.50 acre lots depending on slope. Accessory units, flower and vegetable gardens, fruit trees, and other horticultural stock. No intensive commercial agricultural uses are permitted.

SPA-Planned Community: The SPA-Planned Community areas are intended for very low to medium density residential and support uses except that in SPA-1, residential density may range from very low to up to 27 dwelling units per acre with additional local services, commercial, institutional, and community service uses.. An adopted specific plan would be required prior to development of the SPA areas. The City of San Marcos has design review over all project proposals. The specific plan would allow for clustering of units to minimize grading and retain natural landform configurations.

SPA-Limited Use: The SPA-Limited Use includes property adjacent to the Solid Waste Management Area which may be subject to noise, visual, or odor impacts from the operation of facilities in the Solid Waste Management Area. The uses which may be permitted in the SPA-Limited use area are: open space, agricultural, recreation and low density (one dwelling unit per eight acres) residential.

Light Industrial: This designation allows for a mixture of uses including light manufacturing, wholesale, professional offices, and research and development laboratories. The Floor Area Ratio (FAR) within this designation shall be 0.58 - 0.85, with a target of 0.6.

2.5.2 COMMUNITY DEVELOPMENT CRITERIA

The goal of the Community Design section for the Quest- haven/La Costa Meadows Community Plan is to encourage high quality design and spatial organization throughout the community. The section intends to draw together and make more specific the Plan's goals and policies. The result is a set of development standards which require high quality design within all public and private developments, spatial organization, and reinforcement of City and Community identity through the preservation of existing landforms and biological resources and biological resources.

2.5.2.1 Community Identity/Signage/Street Furniture

- a. Preserve landforms, and other resources that provide continuity with San Marcos' past. Preserve notable landmarks and areas of historic, cultural, or aesthetic value.
- b. To provide guidelines for aesthetically pleasing street design in which building frontages, landscaping, signing, street furniture, and street lighting promote the individual area characters.
- c. Signage identifying entrance into Questhaven/La Costa Meadows Community shall be located at the primary entry nodes.
- d. To provide for drought tolerant, low maintenance landscaping of streets and open spaces.
- e. To encourage quality architectural design and construction of residential units throughout the Questhaven/La Costa Meadows Community.
- f. The developers shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.

2.5.2.2 Pedestrian, Equestrian, and Bicycle Circulation System

- a. The Plan proposes a distinct, identifiable open space corridor through the entire ridgeline. Said open space corridor, through a network of pedestrian, bicycle, and equestrian trails, shall connect the California State University-San Marcos campus (Twin Oaks Valley Road), South Lake Reservoir, and the San Marcos Creek Watershed and flood plain within the La Costa Meadows Industrial Park (Rancho Santa Fe Road). The system would connect the Twin Oaks Valley Road and Rancho Santa Fe Road.
- b. Where feasible, the proposed pedestrian/bicycle paths shall be physically separated from vehicular flows.
- c. Pedestrian/bicycle/equestrian circulation system shall be designed to be consistent with the City-wide pedestrian/bicycle system.

2.5.2.3 Parks

- a. Drought-resistant vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.
- b. All development in the Questhaven/La Costa Meadows Community shall comply with mandated air and water quality regional strategies and standards and energy regulations.
- c. Intensive recreational areas, such as playgrounds, shall be situated away from adjacent residential uses.

2.5.2.4 Commercial:

- a. Commercial development shall be sensitive to the natural features of the area. In SPA-1, commercial center proposals shall be designed in accordance with the then-applicable Specific Plan Guidelines; in other areas, such commercial centers shall be terraced following the existing topography.
- b. Commercial development shall have a minimum landscaped setback as established by City standards from the ultimate property line on all street frontages. Street frontage setbacks shall be landscaped with undulating landscaped berming. In SPA-1, landscaping shall be governed by the then-applicable Specific Plan Guidelines.
- c. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street

frontages, to break up the visual impact of parking lots and other landscape areas. Parking areas fronting any street shall be heavily screened using a combination of mounding and dense plant species. Additional landscaping shall be provided to shade parking lots. In SPA-1, parking areas shall be located as described in the then-applicable Specific Plan Guidelines; elsewhere, such parking areas shall be located to the side or at the rear of commercial centers.

- d. Service areas, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.
- e. The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping. In SPA-1 areas of sloping terrain, commercial development grading shall be governed by the then-applicable Specific Plan Guidelines; outside of SPA-1, in areas of sloping terrain, commercial development shall use split level pads, which minimize the landform modification.
- f. Harmonious architectural themes shall be utilized throughout commercial center(s).
- g. Commercial center(s) shall be buffered from adjacent residential development by means of landscaped set-backs, solid fencing and/or overall site design.

2.5.2.5 Industrial:

- a. Architecture of new industrial projects shall be a quality contemporary architectural style design and shall use high quality construction materials on those elevations visible from the proposed residential areas and pedestrian/jogging/equestrian trail.
- b. No metal buildings shall be permitted.
- c. Textured and sandblasted walls shall be encouraged.
- d. All building surfaces exposed to Rancho Santa Fe Road, Questhaven Road, or Elfin Forest Road shall be architecturally treated.
- e. Industrial buildings along the Rancho Santa Fe Road frontage shall maintain a 35 foot naturalized landscaped setback. No parking lots shall

be allowed along the Rancho Santa Fe Road frontage. Setbacks shall be landscaped.

- f. Off-street parking shall be screened from streets by undulating landscaped berming.
- g. All required landscape areas shall be maintained in a neat, clean orderly and weed free manner and in good repair.
- h. Plantings within, or adjacent to, visually sensitive areas shall consist exclusively of evergreen tree/ shrub species.
- i. Landscaping shall be provided to shade parking lots.
- j. All loading doors and other overhead or roll-up doors shall be oriented away from major streets and other visually sensitive areas. This prohibition may be modified, on a case by case basis, in the event of intervening buildings which would effectively block such doors from view of said roads.
- k. Trash enclosures shall be hidden from view or effectively screened from view with landscaping.

2.5.2.6 Residential Areas

- a. Site Planning
 - (1) Multi-family residential development shall comply with the Design Manual for Multi-family development. In SPA-1, multi-family site planning shall be governed by the then-applicable Specific Plan Guidelines.
 - (2) Multi-family residential development design shall be compatible with the single family character of the Questhaven/La Costa Meadows Community. In SPA-1, multi-family site planning shall be governed by the then-applicable Specific Plan Guidelines.
 - (3) Clustered multi-family residential development design shall allow for ample space between buildings so as not to create the impression of an "overwhelming density".
- b. Building Design

- (1) Building facades, and roof heights, shall be varied to break up building mass and avoid monotonous development.
- (2) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.
- (3) Long uninterrupted exterior walls shall be avoided on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings and the casting of shadows. The integration of varied texture, relief, and design accents on building walls should be utilized to soften the architecture.
- (4) Residential building heights in sensitive land form areas shall use the step foundation and staggered roofline on any terrain for a more natural blending of development with the natural setting as well as eliminating the need for any mass grading alternative. In SPA-1, these requirements shall be implemented within Planning Areas O and T only, and then only to the extent feasible, through application of the then-applicable Specific Plan Guidelines.
- (5) All architectural remodeling and additions shall be compatible with the original structure.
- (6) Hard surface areas (walks, driveways, patios, etc.) shall be designed as an integral part of the architecture.

c. Landscaping

- (1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.
- (2) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetation of disturbed areas.
- (3) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.
- (4) Landscaping shall be planted in informal groupings to reflect the natural theme, especially along streets and public ways, as illustrated below, rather than in rigid rows or hedges.

- (5) The streetscape along roads shall enhance the community theme and identity.
- (6) All planting except for existing natives shall be adequately irrigated and maintained to insure their viability. Irrigation shall cover 100% of the area(s) planted with species requiring irrigation.
- (7) Planting shall not obstruct the scenic overview potential of adjacent properties.
- (8) Vegetation of varying heights and textures shall be placed along perimeter walls and fences to soften hard planes and to create interest and variety.

2.5.2.7 Fuel Modification

- a. Buildings and structures in high risk fire zones shall be separated by a Fuel Modification Zone. Such zone shall consist of a transition of domesticated and natural landscape materials, retaining "islands" of native brush.

2.5.2.8 Grading

- a. In SPA-1, the then-applicable Specific Plan Guidelines shall govern implementation of the grading standards in subsections b. through k. below.
- b. The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.
- c. Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.
- d. Development should preserve the natural grade of the land as well as the natural contour height of hills and knolls.
- e. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.
- f. Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.

- g. Architectural solutions for natural siting of structures shall be sensitively designed.
- h. All graded slopes shall be planted and irrigated in accordance with landscape guidelines.
- i. Slopes should blend in with the natural slopes of the surrounding area.
- j. Grading and siting practices shall respect natural drainage's by utilizing these flow courses to carry the runoff.
- k. No mass grading of hills shall be allowed. Any development shall show custom terracing and pad location.

2.5.2.9 Public Facilities

- a. All utilities (except transmission facilities in SPA-1 and utilities in SPA-1 serving the County of San Diego's microwave site) shall be undergrounded.
- b. Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

2.5.2.10 Specific Plan Area-Planned Community

Residential Criteria:

- a. The development yield of SPA-1 areas shall be set at a maximum of 3,258 subject to the criteria of the then-applicable Specific Plan Guidelines.

The maximum number of dwelling units of SPA-2 shall be based on an overall density of 0.8 - 1.5 dwelling units/acre to ensure that the total number of units does not exceed 244 dwelling units. The final yield may be less than 244 depending on detailed site analysis.

- b. A variety of housing types should be permitted within SPA-1, ranging from estates to hillside clusters, including hillside estates, equestrian oriented residences, clustered detached units, patio homes, duplex and triplex units, townhouse, condominiums, attached, income qualifying units, high density multi-family and medium density multi-family units.

A variety of housing types should be permitted within SPA-2, ranging from estates to hillside clusters, including hillside estates, equestrian oriented residences, clustered detached units, patio homes, duplex and triplex units.

- c. Residential development in hillside areas in SPA-1 shall be governed by the then-applicable Specific Plan Guidelines. In all other areas, such development shall be limited to equestrian estates, hillside clusters and estates, detached single-family residences on half-acre lots.
- d. The SPA standards shall promote the utilization of harmonious residential design features and techniques throughout the community in order to create an overall community atmosphere.
- e. All residential development shall be carefully sited to preserve topography, trees, and other natural features. In SPA-1, residential development shall be governed by the then-applicable Specific Plan Guidelines.
 - (1) Residential developments in canyon areas shall be clustered into canyon enclaves.
 - (2) Hillside areas shall be developed with hillside clusters or estate lots.
 - (3) Orchards, when part of a residential development, shall be considered agricultural uses consistent with the Questhaven/La Costa Meadows Community Plan.
 - (4) Development shall be concentrated on the most developable, flatter portions of individual sites.
- f. In SPA-1, the then-applicable Specific Plan Guidelines shall govern development of residential units so as to protect sensitive resource areas (i.e. ridgelines, archaeological sites, and biologically sensitive areas) ; elsewhere, in such areas residential units should be clustered in "Hillside Clusters".

Commercial Criteria:

- a. Retail-commercial development (approximately 12-15 acres) shall be designated within SPA-1 in the area specified by the Questhaven/La

Costa Meadows Community Land Use Plan and the then-applicable
Specific Plan Guidelines .

Open Space Criteria:

- a. The Questhaven/La Costa Meadows Residential Specific Plan shall provide a distinct, identifiable open space corridor through the entire ridgeline. Said open space corridor shall link South Lake Reservoir with San Marcos Creek Watershed and flood plain within the La Costa Meadows Industrial Park.
- b. The focal point of the SPA-1 Planned Community areas shall be the preservation of landforms, particularly the CERN de Las Posas/Double Peak/Frank's Peak ridgeline, and creation of an open space system within a low density residential land use scheme. Uses consistent with the open space element shall be:
 1. Equestrian centers.
 2. Pedestrian/equestrian trails and bicycle paths.
 3. Passive and active parks.
 4. Private and/or public recreational facilities.

Conservation Criteria:

- a. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation. Ensure the preservation of wildlife corridors.
- b. Open space shall coincide with areas exhibiting the highest degree of environmental sensitivity (archeological sites, visually important vistas and ridgelines, plant and wildlife preservation areas).
- c. The flood plain and watershed areas shall be retained as open space. In SPA-1, this requirement shall be implemented to the extent feasible, consistent with the then-applicable Specific Plan Guidelines.
- d. Preserve the ridgeline's visual qualities. In SPA-1, implementation of the standards in subsections (1) through (5) below shall be governed by the then-applicable Specific Plan Guidelines.
 - (1) All development shall be restricted from primary and secondary ridgelines.

- (2) No portion of the ridgeline silhouette (as viewed from the length of State Route 78 that traverses the City of San Marcos) shall be graded.
 - (3) No structure outline shall be visible over the ridgeline from the length of State Route 78.
 - (4) All structures within 500 foot distance from the ridgeline shall require a visual analysis study to determine potential effects.
 - (5) No development shall be allowed in the area between a height of 50 feet below the ridgeline and the top of the ridgeline.
- e. Prior to development the SPA document shall provide guidelines for grading techniques, subdivision design, and landscaping plans which preserve the hills and knolls of the Questhaven/La Costa Meadows Community. In SPA-1, this requirement shall be implemented to the extent feasible.
- f. Prior to development the SPA document shall contain guidelines that ensure the protection of lithic scatters and quarries and a rock art sites found in preliminary recognizance of the site. Said findings appear to warrant preservation in open space. Two of these sites are contained in the designated Questhaven/La Costa Meadows RCA. The other site is located in the south-central portion of the Community. In SPA-1, the sites shall be preserved or mitigated as required by the then-applicable Mitigation Monitoring and Reporting Program.
- g. All roadways traversing the SPA shall be landscaped on the downhill side with dense foliage tree species. In SPA-1, this shall be guided by the then-applicable Specific Plan Guidelines.

Public Services and Facilities Criteria:

- a. In cooperation with the San Marcos Unified School District, designate two 10-15 acre school sites within the SPA-Planned Community areas. The Residential Specific Plan Area (SPA) shall determine the location and size of schools as per the requirements of the San Marcos Unified School District.
- b. In SPA-1, the design of streets within hillside areas shall be governed by the then-applicable Specific Plan Guidelines. Elsewhere, streets within hillside areas shall be designed to follow the natural topography of such

areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.

- c. The goals, policies, implementation strategies, and standards of the Questhaven/La Costa Meadows Plan shall be minimum standards for the SPA Planned Community areas.
- d. Provide a future fire station site to be located in proximity of Twin Oaks Valley Road extension south of the ridgeline.

2.5.2.11 Specific Plan Area-Limited Use

- a. The City shall review the development plans for all projects with the SPA-Limited Use Area to reduce the project's exposure to the impacts of solid waste management facilities.
- b. Require the "clustering" of residential development to decrease the impacts of residential uses on the Solid Waste Management Area, and to decrease the likelihood that residences will be subject to impacts from the Solid Waste Management Area. A requirement of "clustered" development shall not increase the number of units permitted.
- c. Minimum setback requirements established by the City zoning code may be adjusted to reduce visual, noise, odor, or other impacts of solid waste management facilities. This adjustment may include the increase or decrease of setbacks which would be required for the proposed use if it were located in another zone. A decrease in the setback requirement shall only be permitted, however, for residential development if the City finds that "clustering" is necessary to reduce the impacts of the solid waste facility.
- d. Additional landscaping shall be required, including the size of trees to be planted, the implementation of monitoring processes, and requirements for future alterations and additional landscaping.
- e. Require developments to take advantage of any such features which reduce the visual, noise, or other impacts of solid waste facilities. In addition, the City may impose grading requirements to create topographical features which will reduce the impacts of a solid waste facility on the development.

- f. Impose conditions to ensure the unrestricted passage of vehicles into a solid waste facility. Such conditions may include restrictions on the operating hours of a proposed project.
- g. Prohibit development on ridges or other geographical features overlooking the Solid Waste Management Area if it is feasible to construct the project on another portion of the site.

2.5.2.12 Solid Waste Management

- a. Ensure that the siting and operation of solid waste facilities is consistent with the San Marcos General Plan.
- b. The Solid Waste Management designation shall establish detailed standards on land use, circulation, air quality control, visual aesthetic, hazardous waste and process by-products, buffer areas, open space, and noise.
- c. Control the siting of solid waste management facilities so that they will have minimum impact on adjacent existing or planned land uses. Grading and dense evergreen landscape material shall be used to screen the landfill site and related uses.
- d. The goals, policies, implementation strategies and standards of the Questhaven/La Costa Meadows Community Plan shall be minimum standards for the SWM.

Questhaven/La Costa Meadows COMMUNITY

VICINITY MAP

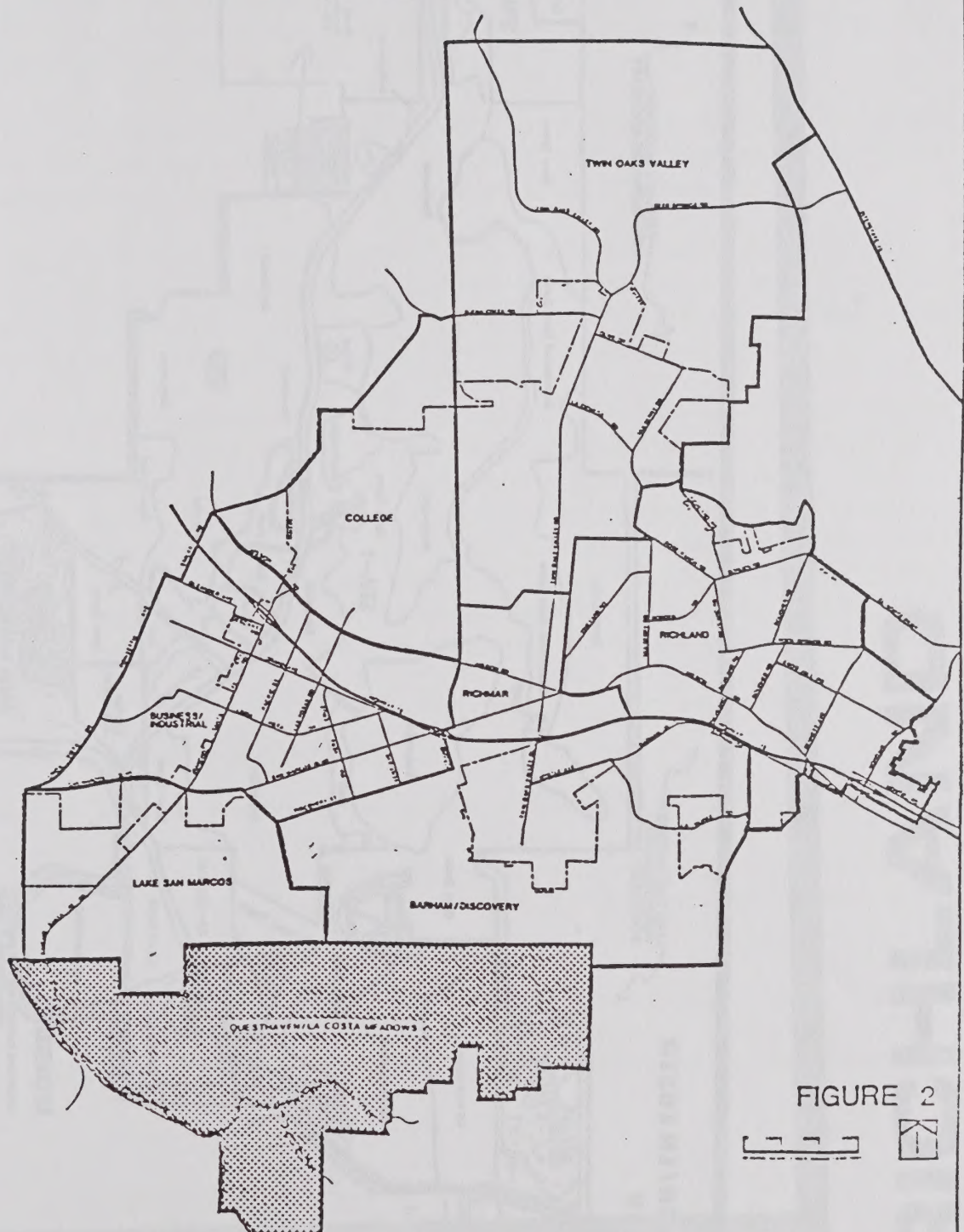
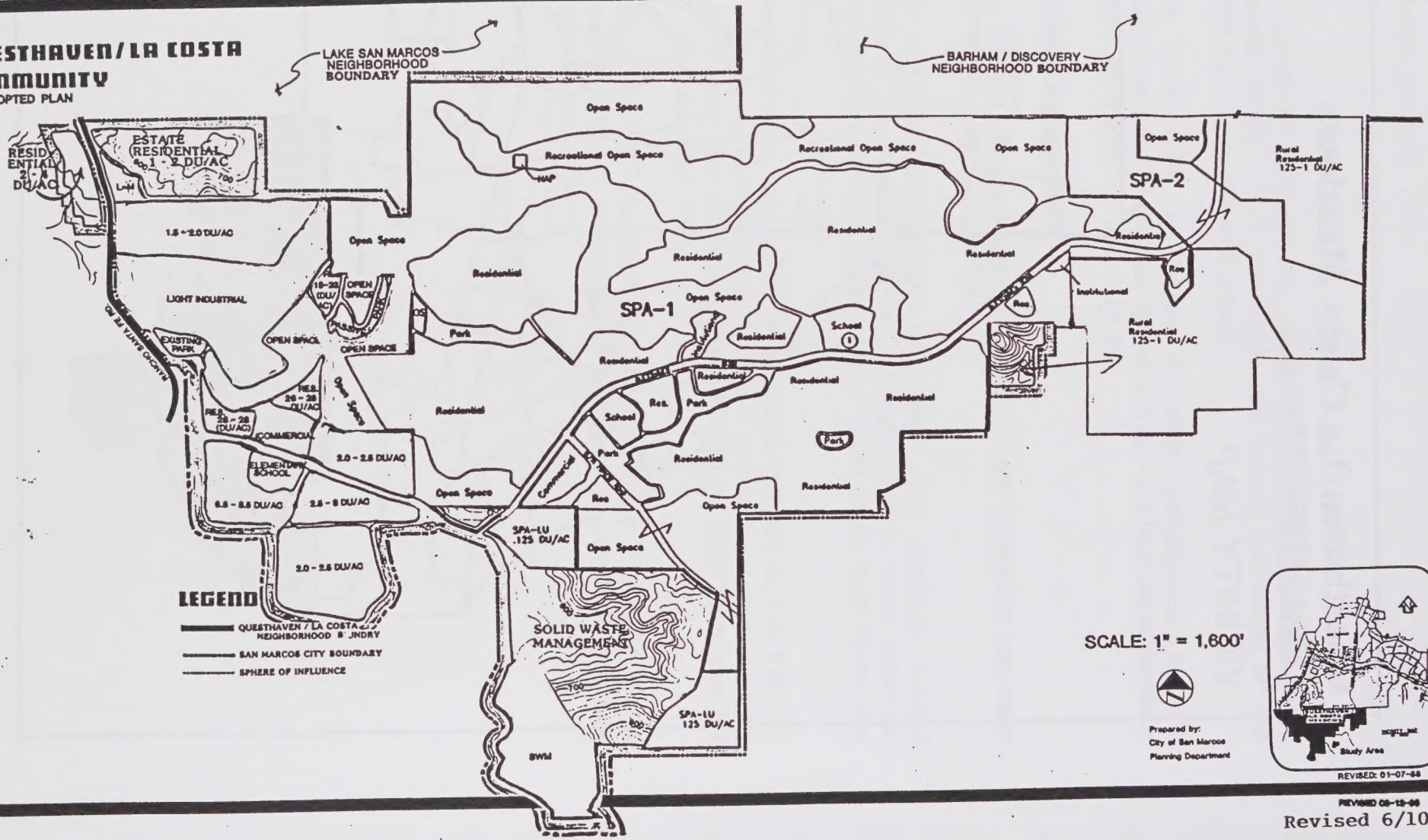


FIGURE 2

**QUESTHAVEN/LA COSTA
COMMUNITY**
ADOPTED PLAN



SCALE: 1" = 1,600'



Prepared by:
City of San Marcos
Planning Department



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3.0 RICHLAND NEIGHBORHOOD

3.1. INTRODUCTION

3.1.1. BACKGROUND

The utilization and preservation of land has been, and will continue to be, one of the principal focal points of public concern and policy. The response to this concern, a Land Use Element has become a required element of local general plans as stipulated in Section 65302(d) of the California Planning and Zoning Law.

The Land Use Element is long-range guide to the development and use of all lands within the individual Planning Areas. As such, it sets forth goals, policies, and standards to guide the location, density, and distribution of various land use activities.

The City of San Marcos has specified that individual community neighborhood or district plans will cumulatively serve as the Land Use Element of the General Plan under the frame works of the City-wide Land use Policy Plan. This Richland Neighborhood Plan will therefore serve as the Land Use Element for the Richland Neighborhood.

The Richland Neighborhood Plan is organized as a document which details the community's policy Guidelines which present the City's adopted goals, policies and implementation strategies which indicate development criteria for the City to follow in implementing the General Plan. Cumulatively, the document combined with the Land Use Map designates and/or addresses the Land Use Elements mandated by the State Planning, Zoning, and Development Laws (Section 65302(a)); housing, business, industry, open space, including agriculture, natural resources, recreation and employment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, flooding and timber production.

3.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Richland Neighborhood Plan, the City of San Marcos has prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The Environmental Impact Report must be certified prior to the adoption of this community plan as the de facto General Plan Land Use Element for the Richland area of the City of San Marcos.

The Environmental Impact Report is the foundation of identifying potential impacts of the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, and Education.

3.2 PROJECT LOCATION

3.2.1 REGIONAL SETTING

The Richland Neighborhood is located within the City of San Marcos and its adopted Sphere of Influence. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Exhibit 1.

The City of San Marcos is generally bounded by the Cities of Carlsbad and Vista and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south, and the City of Escondido and unincorporated County lands to the east.

3.2.2 LOCAL SETTING

The Richland Neighborhood area is located at the northeastern boundary of the City. Consisting of approximately 2,506 acres, the community area is situated in both the City of San Marcos and its adopted Sphere of Influence. The Richland Neighborhood areas is bounded by State Highway 78, Barham/Discovery Community, and the City of Escondido's industrial area to the south; the Twin Oaks Valley Community and Richmar to the west; the County of San Diego's North County Metropolitan Subregional Planning Area and the City of Escondido to the north and east (see Exhibit 2).

3.3 RICHLAND NEIGHBORHOOD COMMUNITY PLAN

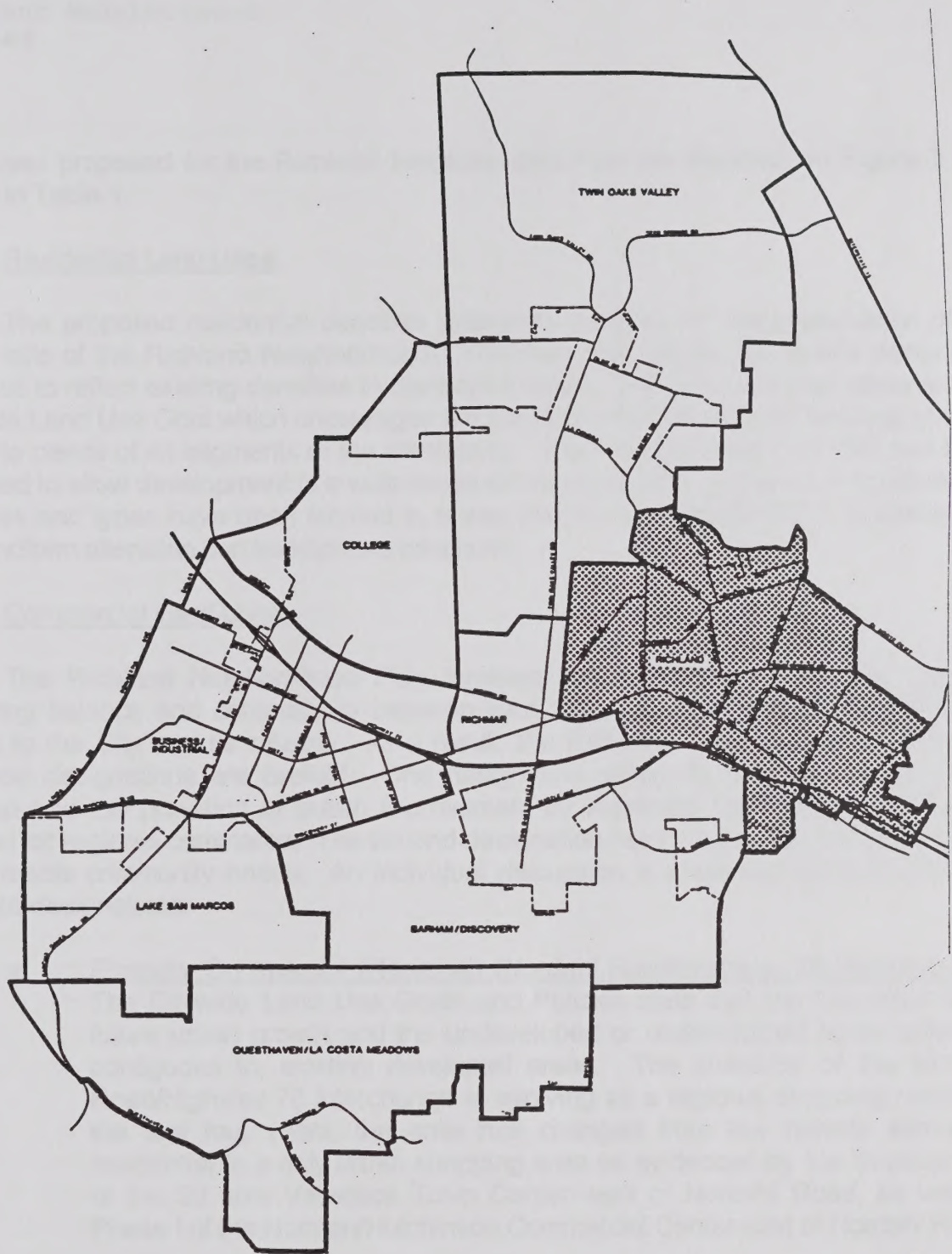
3.3.1 PURPOSE AND INTENT

The City of San Marcos' Land Use Plan is comprised of eight community, neighborhood and district plans. Five of these community plans were adopted in June, 1984. The adopted community plans are in the College Area, Richmar Neighborhood, Business/Industrial District, Lake San Marcos Neighborhood, and Barham/Discovery Community.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and land-owners. A series of public forums were held to develop this community plan. The key issues discussed were balancing environmental and open space preservation with land uses to reinforce the rural character of the Community.

3.3.2 LAND USE DESIGNATIONS

The proposed Richland Neighborhood plan shall allow for seven residential land use designations and one specific plan area. Additional proposed uses include light industrial, public facilities, commercial, commercial/manufacturing, office-professional, and neighborhood commercial.



LOCATION OF RICHLAND NEIGHBORHOOD WITHIN THE CITY OF SAN MARCOS

RICHLAND NEIGHBORHOOD PLAN
City of San Marcos

Exhibit 2

Land uses proposed for the Richland Neighborhood Plan are depicted on Figure 3 and shown in Table 1.

Residential Land Uses:

The proposed residential densities reflect the concern for the preservation of the gentle hills of the Richland Neighborhood. The Plan also adjusts the area's designated densities to reflect existing densities in developed areas. The proposed plan observes the Citywide Land Use Goal which encourages the provision of a full range of housing types to meet the needs of all segments of the community. The resulting Land Use Plan has been designed to allow development of a wide range of housing types. These varying residential densities and types have been located in a way that land use compatibility is maximized and landform alteration can be kept to a minimum.

Commercial Land Uses:

The Richland Neighborhood Plan implements the Citywide Land Use Goal of achieving balance and compatibility between land uses to assure social and economic benefit to the City and its citizens. As a result, the Richland Neighborhood Commercial land use designations are twofold. One designation strives to increase the City's tax revenue and the provision of public improvement by improving the City's position as a location for regional commerce. The second designation seeks to provide local commerce which meets community needs. An individual discussion is presented for both resulting land use designations:

- a. Freeway Commercial (Regional) (Nordahl Road/Highway 78 Interchange):
The Citywide Land Use Goals and Policies state that the City shall direct future urban growth and the undeveloped or under-utilized lands within, or contiguous to, existing developed areas. The character of the Nordahl Road/Highway 78 interchange is evolving as a regional shopping node. In the last four years, the area has changed from low density semi-rural residential to a fully urban shopping area as evidenced by the development of the 50 acre Vallecitos Town Center west of Nordahl Road, as well as Phase I of the Norman/Hutchinson Commercial Center east of Nordahl Road.

Marketing analysis indicate that the Nordahl/Highway 78 interchange areas is a prime commercial location due to freeway visibility and access to regional roadways such as Highway 78, which connects with I-15 and I-5 freeways, linking the site to the extra-regional trade areas. The privileged accessibility of this area and its relatively central location within the regional retail market attracts shoppers from all of the North County.

- b. Neighborhood Commercial: The remaining commercial areas within the neighborhoods are designated neighborhood commercial centers which serve the community. Commercial uses are required to cluster into centers.
- c. Commercial-Manufacturing: (see industrial classification).

Industrial:

Richland Neighborhood Plan industrial land use designations have been located directly adjacent to Mission Road, Rancheros Drive, Barham Drive, and State Route 78.

Although heavy industrial development is specifically excluded from the list of acceptable land uses, research and development, warehousing, distribution and light manufacturing uses were permitted.

The Richland Neighborhood Plan also separates residential and industrial development by locating all industrial land use designations south of Mission Road with the exception of the Light Industrial designation proposed from Mulberry Drive to Mission Road at the site of the existing Teledyne plant.

The Richland Neighborhood Plan proposed two industrial designations:

- a. Commercial-Manufacturing: The greatest concentration of commercial-manufacturing development shall be located east of Richland Road between Mission Road and State Route 78.
- b. Light Industrial: Light Industrial land uses shall be concentrated between Mission Road and State Route 78 and between Barham Drive and State Route 78.

Office-Professional:

The intent of the office-professional designation is to provide the community with professional and business services such as medical and dental offices, attorneys, financial institutions, real estate offices, and travel agencies. In order to ensure the community's easy access to these services, offices and professional uses are also allowed to be located with the Light Industrial and Commercial land use designations.

Open Space:

The Richland Neighborhood Plan's goal to establish open space and recreational areas to serve the area's community shall be accomplished by providing a well integrated system of public open space, parks, and public and private recreational facilities. The Plan

proposes the creation of public parks to serve the active recreational needs of the Community. The development of public parks and recreational facilities outlined in the Plan shall be provided by new development and the City.

New development shall provide for the development and maintenance of private and public parks by acquisition and maintenance districts. Site planning for individual residential parcels shall provide for connections to the planned open space system. A network of bicycle and pedestrian trails shall connect greenbelts and parks which shall buffer existing and future developments with the Richland Neighborhood.

Specific Plan Area:

The Richland Neighborhood Plan includes a Specific Planning Area (SPA). The Specific Planning Area (SPA) has been included as a land use designation to facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative and imaginative designs for major urban development projects subject to large-scale community planning. The SPA shall assist in implementing the goals and policies of the General Plan, such as the promotion and protection of public health and safety and the preservation and enhancement of environmental amenities.

Land uses within the planning area are guided by the Land Use Element of the City of San Marcos General Plan and by the City Zoning Ordinance. The City shall administer the Environmental and Development Review Process and provide guidance when necessary to ensure that the goals and policies of the General Plan have been implemented.

The Richland Specific Plan shall function as the principal regulatory document guiding development within the area designated as "SPA" on the Land Use Plan. The Richland Specific Plan shall:

- Set forth the development concepts which guide the planning of future proposed projects within the designated Specific Planning Area;
- Incorporate maps and diagrams illustrating planning and design concepts;
- Provide development standards; and
- Establish architectural and design standards for development; and
- Establish development phasing sequences, where appropriate.

The Richland Specific Plan shall focus on the harmonious integration of residential and commercial activities north of Mission Road and the development of a high-tech, master planned, light industrial development south of Mission Road.

The Richland Specific Plan shall balance new development with existing activities and natural features of the Specific Plan Area. Additionally, the Richland Specific Plan would establish floor area ratios for commercial and industrial development, industrial design standards, residential unit yield, housing types, and the location for open space/recreational amenities.

3.3.3 STATISTICAL SUMMARY

Rural Residential: 0.125 - 1.0 dwelling units per acre.

This designation provides for the development of 101 acres for a total of 12 to 101 dwelling units. Estimated population per dwelling unit would be 33 to 279 persons, based on a generation rate of 2.76 persons per dwelling unit.

Estate Residential: 1 - 2 dwelling units per acre.

This designation provides for the development of 148 acres. This would allow for 148 to 296 dwelling units with an estimated household population of 408 to 817 persons.

Residential: 2 - 4 dwelling units per acre.

This designation provides for the development of 1,269 acres for a total of 2,538 to 5,076 dwelling units. Estimated population would be 7,005 to 14,009 persons.

Residential: 4 - 6 dwelling units per acre.

One hundred thirty four (134) acres have been designated at this density. This acreage would potentially yield between 536 to 804 dwelling units with an estimated population range between 1,479 and 2,219 persons.

Residential 4 - 8 dwelling units per acre.

Approximately 10 acres are designated for this use. This allows for 40 to 80 dwelling units and a population yield of 110 to 220 persons.

Residential: 8 - 12 dwelling units per acre.

Eight-one (81) acres have been designated for this use. This allows for the development of 648 to 972 dwelling units with an estimated population of 1,788 persons to 2,682 persons.

Residential: 15 - 20 dwelling units per acre.

On the designated 40 acres, all land is currently developed or has been approved for projects at a 17 du/ac density. The estimated population is expected to be 1,877 people. All land is currently developed or has been approved for projects at a 17 du/ac density.

Specific Plan Area

The Specific Plan Area (SPA) is 94 acres designated for residential uses. At a density of 2-4 dwelling units per acre, this would permit 188 - 376 units with a household population of 518 - 1,037 persons. 10 acres are allocated for open space uses in the SPA.

Commercial

The Commercial designation allows for neighborhood centers for convenience shopping serving the residents of a neighborhood. One hundred seventeen (117) acres are allocated for commercial uses.

Commercial-Manufacturing

Forty-three (43) acres are allocated for commercial- manufacturing uses.

Neighborhood Commercial

Sixteen (16) acres are allocated neighborhood commercial.

Office Professional

Seven (7) acres are allocated for office professional.

Light Industrial

Seventy (70) acres are allocated for light industrial uses.

Manufacturing

One hundred nineteen (119) acres for manufacturing uses. This designation allows for a mixture of uses including manufacturing, distributing, warehousing, research and development laboratories, and accessory uses.

TABLE 1

RICHLAND NEIGHBORHOOD CHARACTERISTICS

DESIGNATION	ACREAGE	UNITS	POPULATION
Rural Residential:			
0.125 - 1.- du/ac	101	12 - 101	33 - 279
Estate Residential:			
1 - 2 du/ac	148	148 - 296	408 - 817
Residential: 2-4 du/ac	1,269	2,538 - 5,076	7,005 -14,009
Residential: 4-6 du/ac	38	152 - 228	419 - 630
Residential: 4-8 du/ac	10	40 - 80	110 - 220
Residential: 8-12 du/ac	81	648 - 972	1,788 - 2,682
Residential: 15-20 du/ac	40	680	1,877
SPA:			
Residential	94	188 - 376	518 -1,037
Public Facilities	135		
Commercial	117		
Commercial-Manufacturing 43			
Manufacturing	119		
Office Professional	7		
Neighborhood/Commercial	16		
Light Industrial	70		
Roads	96		
Parks	20		
TOTAL:	2,404	4,406-7,809	12,160-21,553

Source: City of San Marcos Planning Department

TABLE 2

EXISTING LAND USES

LAND USE	ACREAGE
Agricultural	208
Single-Family Residential	974
Single-Family Estate	318
Duplex	18
Multiple-Family Residential	25
Manufacturing	24
General Commercial	43
Service Professional	99
Public Facilities	56
Roads and Vacant Land	<u>735</u>
Total Acreage:	2,500

3.4 GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

3.4.1 DEFINITION

Goal: A goal is generally defined as an ultimate purpose of desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Richland Neighborhood Plan all Policies, Implementation Strategies are aimed at achieving a Goal.

Policy A policy as it pertains to this Plan is a specific statement of the City which guides actions and Implementation Strategies created to attain a City Goal. A Policy implies clear commitment and the accepted standpoint of the City on an issue.

Implementation Strategies An Implementation Strategy is defined in this document as a coordinated effort, action, or set of measures established and proposed to carry out Policies and work towards attainment of Community Plan Goals.

3.4.2 LAND USE

Goal 1: To control the distribution, location and type of growth within the Richland Neighborhood in order to reinforce the community's character.

Policies A:

1. The Richland Neighborhood shall consist of residential and industrial developments in conjunction with open space and neighborhood commercial, and educational uses.

Implementation Strategies:

1. Development shall be consistent with the goals, and policies of the Circulation, Noise, Safety and Land Use Elements of the General Plan.
2. Residential, industrial and neighborhood commercial development shall occur in those areas described for each respective land use on the Richland Land Use Map.
3. Residential development shall be within the density range shown for that area on the Land Use Map. The actual yield shall be dependent upon site planning and physical constraints of the property.
4. Industrial and neighborhood commercial development should be permitted through the approval of a master plan development.

Goal 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the Richland Neighborhood and its citizens.

Policies 1:

1. Ensure that proposed development results in a positive fiscal balance.
2. Development shall be consistent with the market trends within the region.
3. Require all proposed development to comply with the Land use Map

Implementation Strategies:

1. Establish a City economic model and/or require proposed projects to evaluate the relationship between projected City costs and revenues related to Land Use.
2. Community and regional serving commercial development shall be encouraged, actively promoted and limited to the Nordahl Road Area.
3. Access to commercial centers shall be off major arterials and collector roads. Access points shall not be tied into existing Richland Community residential areas.
4. Require proposed master planned developments to submit a marketing study to verify its feasibility at the time of proposal.
5. Commercial development at the Nordahl Road/State Highway 78 interchange shall be oriented to the regional retail market.
6. The remaining commercial areas within the neighborhood shall be limited to neighborhood commercial centers to serve the residential population of the neighborhood. Such centers shall be limited to commercial nodes situated at the following areas:
 - a. Northwest corner of Mission Road/Mulberry Drive
 - b. Northwest corner of Mission Road/Bennett Avenue
 - c. Southeast corner of Borden Road/Bougher Road.

7. Industrial development location shall be limited to sites between Mission Road and State Highway 78 and between Barham Drive and State Highway 78.

Goal 3: To establish open space and recreation areas to serve the Richland Neighborhood.

Policies A:

1. Provide a well integrated system of public open space, developed parks and public and private recreational facilities for various functions, in various sizes, and in either public or private ownership.
2. Ensure that the park system is developed and maintained in a manner that is consistent and cost effective.

Implementation Strategies:

1. Development shall be consistent with the Conservation, Open Space and Parks and Recreation Elements.
2. Require developers of residential land to dedicate land and/or pay fees for parks, consistent with the Quimby Act, Subdivision Map Act, San Marcos Subdivision Ordinance and General Plan standards.
3. Locate park and recreation facilities for safe and easy access by intended users.
4. Establish a network of equestrian, bicycle and pedestrian trails connecting greenbelts and parks which shall offer access to existing and proposed development within the Richland Neighborhood and connected to adjacent community plan areas.
5. Require site planning for individual parcels to provide for connections to the planned open space system.
6. Maintain natural vegetation in areas where significant tree stands can be identified.
7. Use native trees, shrubs, grasses with low maintenance cost.

Goal 4: Accommodate a diversity of residential types providing residential areas appropriate to a variety of lifestyles and income levels in accord with the goals and policies

of the Housing Element.

Policies A:

1. Accommodate a diversity of residential types providing residential areas appropriate to a variety of lifestyles and income levels.
2. Ensure that the location of varying residential densities and types maximizes land use compatibility and minimizes landform alteration.

Implementation Strategies:

1. The predominant land use in the Richland Area shall be Low Density Single Family residential development.
2. Medium Density residential development shall be limited to the area between Woodward Road and Vineyard Road.
3. Medium density (15-20 du/ac) residential land uses shall be concentrated along the north side of Mission Road west of State Route 78; and the Nordahl area south of Knob Hill Road.
4. The area north of Rose Ranch Road and within the neighborhoods sphere of influence area shall be limited to Estate and Rural Residential Development.
5. Mobile home parks are consistent with low residential land use designations and shall be permitted through a Conditional Use Permit process provided the findings are made.
6. Private equestrian facilities shall be permitted.
7. A distinct separation between the residential/commercial uses north of Mission Road and the industrial uses south of Mission Road shall be created.

3.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system serving the needs of those persons residing and doing business in the community.

Policies A:

1. Develop an adequate roadway network to serve the needs of the Richland Neighborhood as a coordinated unit of the City's circulation system.

2. Cooperate with North County Transit District to establish a framework for the provision of transit service within the planning area.

Implementation Strategies:

1. Development shall be consistent with the City-wide Circulation, Noise and Safety Elements.
2. Roadways should follow the natural terrain, particularly in the hillside areas.
3. Cooperate to the fullest extent possible with State, County and Local Public Works Agencies responsible for planning and implementing roadway improvements.
4. Impose conditions on development approvals to mitigate the cumulative effects of growth on the circulation system and to implement the Circulation Element of the General Plan.
5. Mission Road shall be designated as a Prime Arterial between Twin Oaks Valley Road and the future Bougher Road (Woodland Parkway).
6. Rock Springs shall be maintained as a designated Secondary Arterial.
7. Nordahl Road shall be maintained as a Prime Arterial north of State Route 78 to Montiel; and maintained as a Major Arterial to Knob Hill Road and secondary arterial North of Knob Hill Road.
8. The extension and realignment of Richland Road/Bougher Road shall be renamed to Woodland Parkway.
9. Woodland Parkway shall be designated as a Prime Arterial from Mission Road to State Route 78 and a Secondary Arterial from Mission Road to Borden Road.
10. Bennett Road and Rose Ranch Road shall be designated as Collectors. Borden Road shall be designated as a Major Arterial and Secondary Arterial.
11. Mulberry Drive shall be designated a Secondary Arterial from Mission Road to Borden Road and a Collector street from Borden Road to Rose Ranch Road.
12. The City shall preserve the right-of-way needed for freeway improvements

through dedication and according to CalTrans standards, as adjacent properties develop.

13. The City shall conduct a comprehensive study for all segments and intersections that have the potential to exceed level of service D to determine and implement feasible measures which will maintain a level of service D or better.
14. The City shall monitor roadway intersections and segments to determine if Levels of Service are approaching LOS D.
15. The City shall require site-specific traffic studies for all major developments which have the potential to exceed LOS D.
16. The City shall require developers to implement the mitigation measures identified in site-specific traffic studies.
17. The City shall consider the extension of theme corridors along major thoroughfares, including Mission Road, Nordahl Road, Woodland Parkway.
18. Establish Highway 78 as a scenic highway.
19. The pedestrian and bicycle circulation system shall be designed by the City and financed by new developments through the provision of on-site and off-site improvements.

3.4.4 ENVIRONMENTAL

Goal 1: To preserve the Richland Neighborhood's natural environment and unique resources.

Policies A:

1. Sensitive biological habitats shall be preserved by setting aside appropriate acreage for conservation if feasible.
2. Conservation, preservation, and restoration programs, including biological reserves for identified sensitive habitats, shall govern and guide property development.
3. New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.

Implementation Strategies:

1. In the case in which development cannot preserve significant biological habitats within an environmental sensitive area, the developer shall be responsible for restoring and re-establishing the sensitive habitats being displaced. Said restoration may be provided at an off-site location determined by the City.
2. Prior to the development of any remaining habitat areas, the City shall require a detailed biological investigation focusing on the condition of the habitat, the abundance and diversity of wildlife, and specifically the presence of absence of the black-tailed gnat catchers.
3. A site-specific survey shall be conducted when a proposed project lies within one of the sensitive resources zones. Following completion of the site specific survey, the City should study the feasibility of dedicating the land as open space, where necessary.
4. Condition developments to restore any sensitive habitat areas to be disturbed as a result of the development. Restoration measures may be implemented either on-site or at an off-site location determined by the City.
5. Establish a mature tree preservation ordinance.

3.4.5 PUBLIC SERVICES AND UTILITIES

Goal 1: To provide urban services adequate in quality and quantity to serve the Richland Neighborhood.

Policy A:

1. Ensure that school facilities are available to serve the needs of the Richland Neighborhood.

Implementation Strategies:

1. Development shall be consistent with the Safety, Public Facilities, Circulation and Land Use Elements of the General Plan.
2. The San Marcos Unified School District shall establish financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.

3. Educational facilities shall also be provided for and shall be consistent with the San Marcos Unified School District Long-Range Comprehensive Master Plan as development occurs in the community.
4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.
5. Provide a 10-15 acre school site within the northern portion of the designated SPA area.

Policy B:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).

Implementation Strategies:

1. All building structures and other engineering requirements shall conform to the Uniform Building Code, the Uniform Fire Code, and City requirements.
2. Any cul-de-sacs, building addresses, and street names shall comply with City standards and shall be approved by the Fire Protection District.
3. Fire Department access shall be approved by the Fire and Public Works Department.
4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility (from building areas to adjacent parking areas and vice versa), (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.
5. Coordinate with the Sheriff's Department to review building design.
6. The City shall encourage citizen participation in the Neighborhood Watch Program.
7. Provide a future fire station site in proximity of Woodland Parkway.
8. Adopt fire mitigation measures established by the Fire District.

3.4.6 VISUAL RESOURCES

Goal 1: Create a visually attractive, efficiently organized and distinctive character for the Richland Neighborhood.

Policy A:

1. Utilize architectural features, signage, and color to create a distinctive neighborhood character.

Implementation Strategies:

1. Develop and adopt design guidelines for the Richland Neighborhood as part of the State Route 78 view corridor overlay district as part of the zoning ordinance.
2. Restrict signage within scenic corridors and within visually sensitive areas including State Route 78.
3. Site Plan Review shall be utilized for the design review process for architectural motifs, signage and landscaping.
4. Require a visual analysis of development proposals within a 200 foot distance of the ultimate right-of-way of State Route 78.

3.5 DEVELOPMENT STANDARDS/CRITERIA

3.5.1 STANDARDS

3.5.1.1 Residential

Rural Residential: Uses are limited to single family residential units on 1 - acre lots, depending on slope. Agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stocks, horses, and combinations of poultry and bovine animals. Due to the proximity to single family residential areas and subdivisions, greenhouses, wholesale nurseries, aviaries, dairies, public stables, and similar uses are permitted only with a Conditional Use Permit.

Estate Residential: Permitted uses include single family detached units on 0.50 to 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural

uses are permitted.

2 - 4 dwelling units per acre: This designation allows for single family detached units on 0.25 - 0.50 acre lots depending on slope. Accessory uses including flower and vegetable gardens, fruit trees, and other horticultural stock is permitted. No intensive commercial agricultural uses are allowed.

4 - 6 dwelling units per acre: This designation allows for single family detached units on 7,260 square foot to 10,890 square foot minimum lot sizes depending on the slope.

4 - 8 dwelling units per acre: This designation allows for single family detached units on 5,445 square foot to 10,890 square foot lots depending on slope intensity.

8 - 12 dwelling units per acre: This designation allows for attached and zero lot-line single family detached residences on 3,630 - 5,445 square feet of land per unit depending on slope. Permitted accessory uses would be flower and vegetable gardens, fruit trees, and other horticultural stock.

15 - 20 dwelling units per acre: Multiple family units are permitted on 2,904 - 2,178 square feet of land per unit, depending on slope. Related urban uses such as colleges, churches, fraternities and sororities, museums, and libraries are permitted uses.

3.5.1.2 COMMERCIAL

Commercial: This designation allows for general commercial centers for convenience shopping serving the residents of a neighborhood.

Commercial-Manufacturing: This designation allows for a mixture of uses providing suitable locations for manufacturing, heavy commercial, and limited types of service commercial uses which are not commonly located within a strictly retail commercial zone.

Neighborhood Commercial: Neighborhood Commercial uses are required to cluster into centers. Strip commercial developments are discouraged.

3.5.1.3 INDUSTRIAL

Light Industrial: This designation allows for a mixture of uses including light manufacturing, wholesale, professional offices, and research and development laboratories.

Manufacturing: This designation allows for a mixture of uses including manufacturing, distributing, warehousing, research and development laboratories, and accessory uses.

Design Overlay Zone: The Design Overlay Zone shall promote orderly and harmonious development of areas so designated. Design review of proposed projects shall be conducted by the Planning Division and if necessary conditioned at the discretion of the Planning Director to exceed current zoning standards.

3.5.1.4 OFFICE PROFESSIONAL

Office Professional: This designation's allowable land uses are exclusively office and professional.

3.5.1.5 SPECIFIC PLAN AREA

Residential: This designation is intended for medium density residential and support uses. An adopted Specific Plan would be required prior to development of the SPA. The City of San Marcos has design review over all project proposals. The Specific Plan would allow for clustering of units to minimize grading and retain landform configurations.

Open Space: The City of San Marcos proposes the establishment of an integrated system of public open space, parks, and public and private recreational facilities. The development of public parks and recreational facilities would be provided by new developments.

3.5.1.6 PUBLIC FACILITIES

The public facilities component is proposed to encompass 137 acres within the Richland Neighborhood. Public facilities within the Richland Neighborhood would consist of existing school sites and two future sites, fire station and public parks.

3.5.2 COMMUNITY DEVELOPMENT CRITERIA

The goal of the Development Standards section is to encourage high quality design and spatial organization throughout the community. It intends to draw together and make more specific the Plan's goals and concepts.

3.5.2.1 Community Identity/Signage/Street Furniture

- a. Preserve buildings, landforms, and other resources that provide continuity with San Marcos' past. Preserve notable landmarks and areas of historic, architectural, or aesthetic value. Design new buildings to respect the character of significant buildings nearby.
- b. Preserve the hills and knolls, including the Hollandia Dairy Hill for a potential

open space/park use. The vistas of the hill from Mission Road shall be preserved by appropriate height zoning and review of site development plans at the base of the hill and along the north side of Mission Road. These objectives shall be incorporated into the Specific Plan Area requirements.

- c. To provide guidelines for aesthetically pleasing street design in which building frontages, landscaping, signing, street furniture, and street lighting promote the individual area characters.
- d. Development along Mission Road and State Highway 78 shall be of the highest design quality. Unsightly buildings shall be effectively screened from said roadways.
- e. Buffer south side of Mission Road west of the State Highway 78 and the south side of State Highway 78 east of Mission Road. Create a distinct separation between the residential/commercial uses north of Mission Road and the industrial uses south of Mission Road.
- f. Existing and proposed development along State Route 78 shall screen service areas.
- g. Create an entry theme to the Richland Neighborhood and the City at primary entry nodes.
- h. Preserve and/or restore landmark and significant buildings per the Conservation Element.
- i. Provide for drought tolerant, low maintenance landscaping of streets and open spaces.
- j. Encourage quality architectural design and construction of residential units throughout the Richland Neighborhood.
- k. Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

3.5.2.2 Pedestrian and Bicycle Circulation System

- a. The main path between Twin Oaks Valley Road and easterly City limits shall locate along the railroad right-of-way with connecting trails at Twin Oaks Valley Road, Richland Rd. (adjacent to the flood control channel/pedestrian path easement), and Bennett Ave. The south side of Mission Road, between the point where it separates from the railroad right-of-way (near Valpreda

Street) to the point eastward where it reconnects with the railroad right-of-way, shall be consistent with the landscape treatment for the proposed pedestrian path/jogging trail along Mission Road west of Twin Oaks Valley Road.

- b. Where feasible, the proposed pedestrian/bicycle paths shall be physically separated from vehicular flows.
- c. Pedestrian/bicycle circulation system shall be designed consistent with the City-wide pedestrian/bicycle system.
- d. The open space, bicycle, and pedestrian circulation system in the Richland Neighborhood shall be designed in a consistent manner to ensure the continuity of the entire network and connectors to the City-wide pedestrian/bicycle system.

3.5.2.3 Community Parks

- a. Low water usage and drought-resistant vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.
- b. All development in the Richland Neighborhood shall comply with mandated air, water quality regional strategies and standards and energy regulations.
- c. Intensive recreational play areas shall be situated away from adjacent residential areas.

3.5.2.4 Commercial:

- a. Commercial development shall have a minimum landscaped setback as established by City standards from the ultimate property line on all street frontages. Street frontage setbacks shall be landscaped with undulating landscaped berm.
- b. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street frontages, to break up the visual impact of parking lots and other landscape areas. Parking areas shall be located to the side or at the rear of commercial centers. Parking areas fronting any street shall be heavily screened using a combination of mounding and dense plant species. Additional landscaping shall be provided to shade parking lots.

- c. Commercial center(s) shall be buffered from adjacent residential development by means of landscaped setbacks, solid fencing and/or overall site design.
- d. Service areas, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.
- e. The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping.
- f. Building facades and heights shall be varied to break up building mass and avoid monotonous development.
- g. Harmonious architectural themes shall be utilized throughout commercial center(s).

3.5.2.5. Industrial:

- a. Architecture of new industrial projects between Twin Oaks Valley Road to the easterly City limits shall be a quality contemporary architectural style design and shall use high quality construction materials on those elevations visible from Mission Road or the proposed pedestrian path/jogging trail (see below).
- b. No metal buildings shall be permitted.
- c. Textured and sandblasted walls shall be utilized on all elevations that have public view exposure excluding painted surfaces.
- d. Storefront glass doors shall be used on office/entry areas. Hollow metal doors and frames shall be used at service, and warehouse entry areas. Roll-up doors shall be of steel.
- e. Industrial developments south of Mission Road shall be buffered by a landscaped setback from the Mission Road property line (ultimate right-of-way). Parking lots shall be discouraged along the Mission Road frontage. Setbacks shall be landscaped with an undulating landscaped berm.
- f. Off-street parking shall be screened from streets by undulating landscaped berm.
- g. All required landscape areas shall be maintained in a neat, clean orderly and

weed free manner and in good repair.

- h. Plantings within, or adjacent to, visually sensitive areas (Mission Road and State Highway 78) shall consist exclusively of evergreen tree/shrub species.
- i. Additional landscaping shall be provided to shade parking lots.
- j. All rooftop mechanical units, vents, ducts, etc. shall be completely screened from street grade view.
- k. All service areas shall be oriented away from State Highway 78 and Mission Road. This prohibition may be modified, on a case by case basis, in the event of intervening buildings which would effectively block such doors from view of said roads.
- l. Trash enclosures shall be hidden from view or effectively screened from view with landscaping.

3.5.2.6 Residential Areas

a. Site Planning

- (1) Multi-family residential development shall comply with the Design Manual for Multi-family development.
- (2) Multi-family residential development design shall be compatible with the single family character of the Richland Neighborhood.

b. Building Design

- (1) Building facades, roof heights, and heights shall be varied to break up building mass and avoid monotonous development.
- (2) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.
- (3) Long uninterrupted exterior walls shall be avoided on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings and the casting of shadows. The integration of varied texture, relief, and design accents on building walls should be utilized to soften the architecture.
- (4) Residential building heights in sensitive land form areas shall use the

step foundation and staggered roof-line on any terrain for a more natural blending or development with the natural setting as well as eliminating the need for any mass grading alternative.

- (5) All architectural remodeling and additions shall be compatible with the original structure.
- (6) Hard surface areas (walks, driveways, patios, etc.) shall be designed as an integral part of the architecture.
- (7) Flat roof designs for residential structures shall be prohibited.

c. Landscaping

- (1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.
- (2) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetations of disturbed areas.
- (3) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.
- (4) Landscaping shall be planted in informal groupings to reflect the natural theme, especially along streets and public ways, as illustrated below, rather than in rigid rows or hedges.
- (5) The streetscape along roads shall enhance the community theme and identity.
- (6) All planting except for existing natives shall be adequately irrigated and maintained to insure their viability. Irrigation shall cover 100% of the area(s) planted with species requiring irrigation.
- (7) Landscaping shall be used to accentuate the view "windows" into development enclaves, open space and parks.
- (8) Planting shall not obstruct the scenic overview potential of adjacent properties.
- (9) Vegetation of varying heights and textures shall be placed along

perimeter walls and fences to soften hard planes and to create interest and variety.

3.5.2.7 Fuel Modification

- (a) Buildings and structures in high risk fire zones shall be separated by a Fuel Modification Zone. Such zone shall consist of a transition of domesticated and natural landscape materials, retaining "islands" of native brush.

3.5.2.8 Grading

- (a) The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.
- (b) Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.
- (c) Development should preserve the natural grade of the land as well as the natural contour height of hills and knolls.
- (d) Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.
- (e) Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.
- (f) Architectural solutions for natural siting of structures shall be sensitively designed.
- (g) All graded slopes shall be planted and irrigated in accordance with landscape guidelines.
- (h) Slopes should blend in with the natural slopes of the surrounding area.
- (i) Grading and siting practices shall respect natural drainages by utilizing these flow courses to carry the runoff.
- (j) No mass grading of hills shall be allowed. Any development shall show custom terracing and pad location.

3.5.2.9 Public Facilities

- (a) All public facilities shall be undergrounded.
- (b) Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

3.5.2.10 Specific Plan Area

- (a) Create a buffer between SPA and residential area to the north.
- (b) Housing within the SPA shall be single family residences compatible with housing adjacent to the SPA
- (c) Residential development within the SPA shall be allowed to use different housing types.
- (d) Northeast corner of Mulberry and Mission Road shall be developed as neighborhood commercial.
- (e) The SPA area shall provide a 10-15 acre school site
- (f) A 10 acre park site shall be provided within the SPA.

TABLE 3
Development Criteria Matrix

<u>LAND USE</u>	<u>DENSITY/INTENSITY</u>	<u>PERMITTED USES</u>
A. Residential		
-Rural Residential	1-8 acre lot	-detached single family -accessory agriculture -recreation -schools -public building
-Estate Residential	.50-1.0 acre lot	-detached Single Family -Limited Agriculture -recreation -schools -public building
-2-4 du/ac	.25-.50 acre lots	-detached Single Family -recreation -schools -public buildings
-4-6 du/ac	10,890-7,260 sq. ft. lots	-detached Single Family -recreation -schools -public buildings
-4-8 du/ac	10,890-5,445 sq. ft. lots	-detached Single Family -recreation -schools -public buildings
-8-12 du/ac	3,630-5,445 sq.ft. lots	-attached zero lot line -recreation -schools -public buildings
-15-20 du/ac	2,904-2,178 sq ft	-multiple family -colleges -churches -fraternities/

sororities
-museums
-libraries
-recreation
-schools
-public building

B. Commercial (FAR)

-Commercial (.45-.593) (.5 Target)

-general

C. Industrial

-light manufacturing-
research &
development
-wholesale
-professional offices

-Warehouse (.86-1.6) (.85 Target)

-Manufacturing (.58-.85) (.6 Target)

-manufacturing, heavy
commercial

D. Office (.40-1.2) (.6 Target)

-office and
professional

E. Specific Plan Area

-medium density
residential

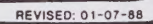
-Residential

-clustered residential
-support uses

-Open Space

-parks and recreation
facilities

ADOPTED PLAN



4.1 INTRODUCTION

4.1.1 BACKGROUND

The following are preliminary descriptions of the Twin Oaks Valley and will provide the needed background information for the project. The information is based on the information provided by the project sponsor and is not intended to be a final or definitive statement of the project's status or the project's location.

The Twin Oaks Valley is a long, narrow valley located in the northern part of the county. It is bounded by the mountains to the north and the mountains to the south. The valley is approximately 10 miles long and 2 miles wide.

The City of San Antonio has specified the location of the project. The project is located in the northern part of the county. The project is located in the northern part of the county. The project is located in the northern part of the county.

The Twin Oaks Valley Community Plan is a document that describes the community's vision for the future. It is a document that describes the community's vision for the future. It is a document that describes the community's vision for the future.

4.1.2 ENVIRONMENTAL REVIEW

The project is located in the northern part of the county. It is a long, narrow valley. The project is located in the northern part of the county. It is a long, narrow valley.

The project is located in the northern part of the county. It is a long, narrow valley. The project is located in the northern part of the county. It is a long, narrow valley.

4.1.3 PROJECT LOCATION

4.1.3.1 PROJECT LOCATION

TWIN OAKS VALLEY COMMUNITY

4.0 TWIN OAKS VALLEY COMMUNITY

4.1. INTRODUCTION

4.1.1. BACKGROUND

The utilization and preservation of land has been, and will continue to be, one of the principal focal points of public concern and policy. The response to this concern, a Land Use Element has become a required element of local general plans as stipulated in Section 65302(d) of the California Planning and Zoning Law.

The Land Use Element is long-range guide to the development and use of all lands within the individual Planning Areas. As such, it sets forth goals, policies, and standards to guide the location, density, and distribution of various land use activities.

The City of San Marcos has specified that individual community neighborhood or district plans will cumulatively serve as the Land Use Element of the General Plan under the frame works of the City-wide Land use Policy Plan. This Twin Oaks Valley Community Plan will therefore serve as the Land Use Element for the Twin Oaks Valley community.

The Twin Oaks Valley Community Plan is organized as a document which details the community's policy Guidelines which present the City's adopted goals, policies and implementing strategies which indicate development criteria for the City to follow in implementing the General Plan. Cumulatively, the document combined with the Land Use Map designates and/or addresses the Land Use Elements mandated by the State Planning, Zoning, and Development Laws (Section 65302(a)); housing, business, industry, open space, including agriculture, natural resources, recreation and employment of scenic beauty; education, public buildings, solid and liquid waste disposal facilities, flooding and timber production.

4.1.2 ENVIRONMENTAL REVIEW

Concurrent with the adoption of this Twin Oaks Valley Community Plan, the City of San Marcos has prepared an Environmental Impact Report, as required by the California Environmental Quality Act. The Environmental Impact Report must be certified prior to the adoption of this community plan as the de facto General Plan Land Use Element for the Twin Oaks Valley area of the City of San Marcos.

The Environmental Impact Report is the foundation for identifying potential impacts of the community plan. Environmental topics which are affected by the community plan consist of: Land Use, Open Space, Aesthetics, Natural Resources, Recreation, Scenic Beauty, and Education.

4.2 PROJECT LOCATION

4.2.1 REGIONAL SETTING

The Twin Oaks Valley Community is located within the City of San Marcos and its adopted Sphere of Influence. The City of San Marcos is located in San Diego County, California. The project site is shown from a regional perspective on Exhibit 1.

The City of San Marcos is generally bounded by the Cities of Carlsbad and Vista and unincorporated County of San Diego lands to the west, unincorporated County of San Diego lands to the north and south, and the City of Escondido and unincorporated County lands to the east.

4.2.2 LOCAL SETTING

The Twin Oaks Valley Community consists of 5,549 acres and is situated in both the City of San Marcos and its adopted Sphere of Influence. The Twin Oaks Valley Community is bounded by unincorporated County of San Diego lands to the north; the Communities of Richland and Richmar to the south; County lands and Interstate Highway 15 to the east; and, County lands and the College Area Community to the west (see Exhibit 2).

4.3 TWIN OAKS VALLEY COMMUNITY PLAN

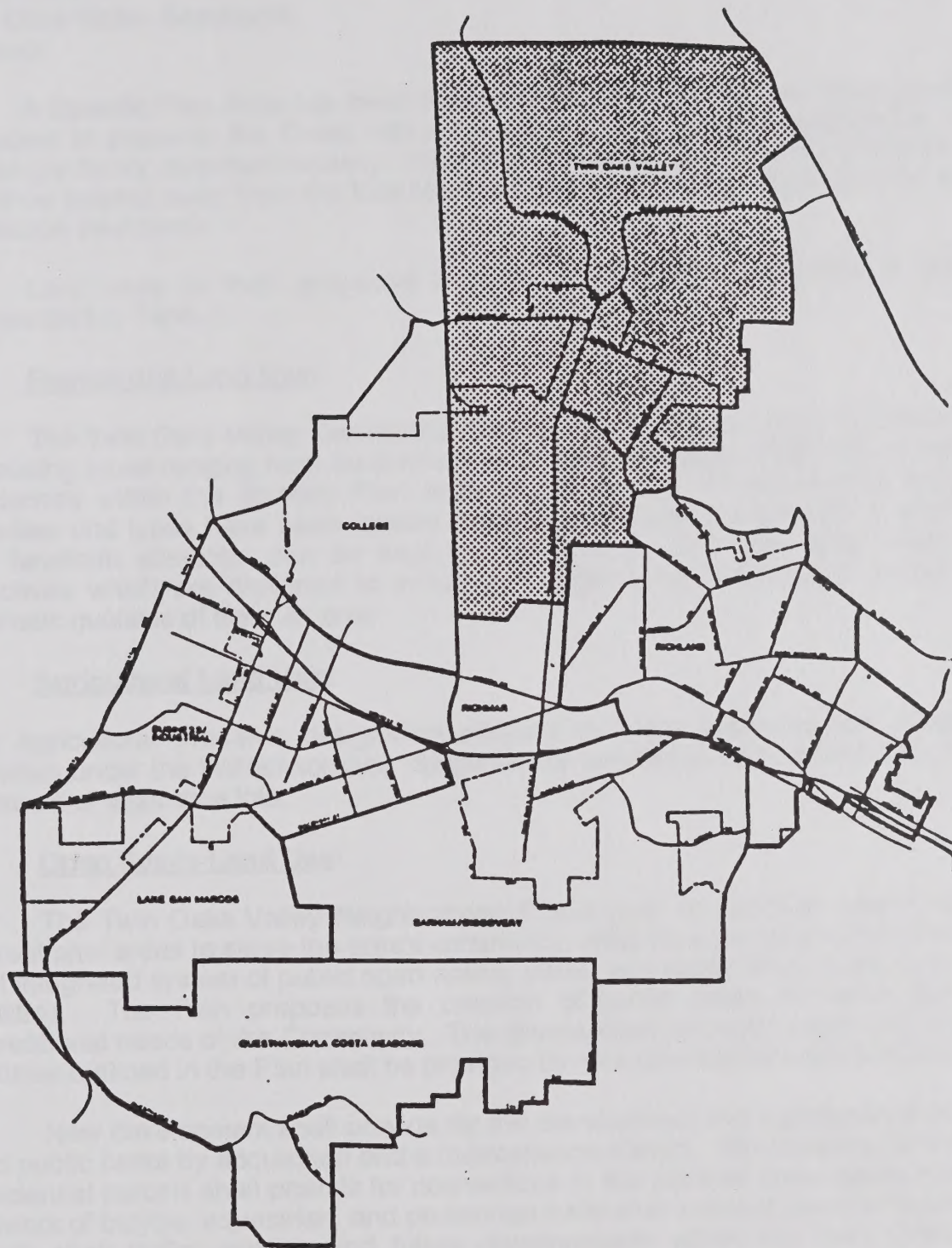
4.3.1 PURPOSE AND INTENT

The City of San Marcos' Land Use Plan is comprised of eight community neighborhood and district plans. Five of these community plans were adopted in 1984. The adopted community plans are the College Area Community, Richmar Neighborhood, Business/Industrial District, Lake San Marcos Neighborhood, and Barham/Discovery Community.

The proposed project was developed in conjunction with the City of San Marcos Planning Division, community residents, and land-owners. A series of public forums were held to develop this community plan, as well as the Questhaven/La Costa Meadows and Richland Neighborhood plans. The key issues discussed were balancing environmental, and open space preservation with land uses to reinforce the rural character of the Community.

4.3.2 STATISTICAL SUMMARY

The Twin Oaks Valley Community Plan allows for very low and low density residential, agricultural, destination resort, and open space uses in the 5,549 acre area. Planning areas and limits on the total potential development within each subarea have been established without dictating the exact configuration of development. The purpose of the community plan is to maintain the rural character of the area. The majority of the community's proposed residential designations are at a density of 0.50 dwelling units to the acre or less. Agricultural activities are permitted in most of the residential designations.



LOCATION OF TWIN OAKS VALLEY COMMUNITY WITHIN THE CITY OF SAN MARCOS

TWIN OAKS VALLEY COMMUNITY PLAN
City of San Marcos

Exhibit 2

A Specific Plan Area has been designated along San Marcos Creek combining measures to preserve the Creek with recreational opportunities, a destination resort, and single family detached housing. Allowable residential development within the SPA would be located away from the San Marcos Creek floodplain and buffered by special landscape treatments.

Land uses in their proposed location are depicted on Exhibit 3 and are summarized in Table 1.

1. Residential Land Use:

The Twin Oaks Valley Community Plan has been designed to allow development of housing types ranging from equestrian/agricultural estates to single family detached residences within the Specific Plan Area of the Valley. These varying residential densities and types have been located such that land use compatibility is maximized and landform alteration can be kept to a minimum. The plan also incorporates objectives which are designed to enhance neighborhood identity and preserve the aesthetic qualities of the plan area.

2. Agricultural Land Use:

The Agricultural Preserve designation pertains to areas restricted with agricultural activities under the Williamson Act. Single-family residential units are permitted with a minimum of eight acre lots.

3. Open Space Land Use:

The Twin Oaks Valley Neighborhood Plan's goal, to establish open space and recreational areas to serve the area's community, shall be accomplished by providing a well integrated system of public open space, parks, and public and private recreational facilities. The Plan proposes the creation of public parks to serve the active recreational needs of the Community. The development of public parks and recreation facilities outlined in the Plan shall be provided by new development and the City.

New development shall provide for the development and maintenance of private and public parks by acquisition and a maintenance district. Site planning for individual residential parcels shall provide for connections to the planned open space system. A network of bicycle, equestrian, and pedestrian trails shall connect greenbelts and parks which shall buffer existing and future developments within the Twin Oaks Valley Community.

4. Recreational Use:

This use is intended for public and private recreational areas within the community. These amenities can be accomplished through City parks serving the needs of the immediate community or through private amenities associated with development.

5. Specific Plan Area:

The designation is intended for low density residential, open space, destination resort, and support uses. An adopted Specific Plan would be required prior to development of the SPA. The City of San Marcos has design review over all project proposals. The Specific Plan would allow for placement of units to minimize grading and retain landform configurations. Allowable residential development within the SPA would be located away from the San Marcos Creek open space channel and buffered by landscaping.

Other proposed uses in the Specific Plan Area would be limited to: open space, private and public parks, recreational facilities, destination resort, and golf course.

Destination Resort should be restricted to a specialty theme lodging facility combined with recreational and/or health related uses with support facilities. A 40-acre site has been allocated for a destination resort.

6. Public Facilities:

This designation is intended to provide for public facilities which retain the rural atmosphere and serve the needs of the community. Specifically, these facilities would consist of a public elementary school, fire station, and public parks.

4.3.3 LAND USE DESIGNATIONS

These density ranges stated are only to establish a minimum and maximum unit yield. The resulting density of specific projects will be dependent upon physical constraints and project design within the range.

Hillside Residential: 0.05 - 0.25 dwelling units per acre

This designation allocates 1,443 acres for Hillside Residential uses. This will allow for the development of 72 to 361 dwelling units. Using a household population generation rate of 2.76 persons per dwelling unit, there would be between 199 and 996 persons.

Agricultural Preserve: 0.125 dwelling units per acre

This designation allocates 148 acres, allowing 18 dwelling units for this area. Population would be approximately 50 persons.

Agricultural Residential: 0.125 - 1 dwelling units per acre

One hundred and ninety seven (197) acres located north of La Cierrega Avenue are allocated for a 0.125-1 du/ac residential density. Under this density 25-197

dwelling units could be constructed. The estimated population yield would be 69 to 544 persons.

Intensive Agricultural Residential: 0.125 - .50 dwelling units per acre

On the designated 2,190 acres, 274 to 1,095 dwelling units could be constructed. Population would be 756 to 3,022 persons. In addition, 40 acres are designated as destination resort.

Rural Residential: 0.125 - 1 dwelling unit per acre

Seven hundred eighty nine (789) acres are designated for Rural Residential land uses. Under this designation, 98 to 784 dwellings could be constructed. The estimated population would be 270 to 2,163 persons.

Estate Residential: 1 - 2 dwelling units per acre

This designation allocates 317 acres for Estate Residential development. This would allow for the construction of 317 to 634 dwelling units. The estimated population is 875 to 1,750 persons.

Commercial: Approximately 5 acres have been designated neighborhood commercial.

Specific Plan Area

The Twin Oaks Valley Community Specific Plan Area (SPA) is approximately 288 acres. The SPA is bounded by La Cienega Road to the north, Mulberry Road to the east, the proposed alignment of Rose Ranch Road to the south, and Twin Oaks Valley Road to the west.

Two hundred and eighty-eight (288) acres located south of La Cienega Avenue are allocated for an overall density range of 1.0-2.0 du/ac. This density would allow a total of 288 to 576 dwelling units with an estimated population yield of 795 to 1,590 persons.

TABLE 1

TWIN OAKS VALLEY COMMUNITY CHARACTERISTICS

DESIGNATION	PROPOSED PROJECT ACREAGE	UNITS	POPULATION
Hillside Residential: 0.05 - 0.25 du/ac	1,443	72 - 361	199 - 996
Agricultural Preserve: 0.125 du/ac	148	18	50
Intensive Agricultural Residential 0.125 - 0.50 du/ac	2,190	274 - 1,095	756 - 3,022
Destination resort	40		
Agricultural Residential 0.125 - 1 du/ac	197	25 - 197	69 - 544
Rural Residential: 0.125 - 1 du/ac	784	98 - 784	270- 2,163
Estate Residential: 1 - 2 du/ac	317	317 - 634	875 - 1,750
Commercial:	5		
SPA: S/o La Cienaga 1-2	288	288 - 576	795 - 1,590
Public Facilities Walnut Grove Park	3 20		
Roads	134		
Total:	5,549	1,092 - 3,665	3,014 - 10,115

Source: City of San Marcos Planning Department

TABLE 2
EXISTING LAND USES

EXISTING LAND USE	ACRES
Agricultural	1,393
Single-Family Residential	10
Single-Family Estate	1,082
Manufacturing	2
General Commercial	8
Professional Services	51
Public Facilities	19
Destination Resort	40
Roads and Vacant Land	<u>3,073</u>
TOTAL ACREAGE:	5,678

Source: City of San Marcos

4.4 GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

In order to provide for the orderly development of Twin Oaks Valley Community in a rural setting, a series of goals and policies have been prepared in conjunction with a series of community workshops with area residents, property owners, developers, and City staff. These goals establish the broad framework for future development of the valley and its environs.

Most concerns involved the issues of encroachment of industrial development into the valley, preservation of permanent open space, retention of San Marcos Creek as a natural environmental channel with pedestrian and equestrian trails, compatibility of low density residential land uses and agricultural uses, design of community circulation routes in keeping with the rural character to discourage intraregional traffic through the planning area, and buffering of land uses from the adjacent neighborhoods.

Concerns expressed were types such as the degree in a manner to which the rural atmosphere of the planning area should be retained. The suggested objectives were refined and are offered as the basic overall goals and objectives of the Twin Oaks Valley Community Plan.

The City has adopted a series of goals to provide guidance and direction for the overall development of the City. San Marcos has also adopted a series of objectives, policies, and implementing strategies in support of the goals which are identified below. The Policy Plan is broken to link land use, circulation, environmental, public services/utilities variables of the City.

4.4.1 DEFINITIONS

Goal A Goal is generally defined as an ultimate purpose or desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Twin Oaks Valley community, all Policies, Objectives, and Implementing Strategies are aimed at achieving a Goal or Goals.

Policy A Policy as it pertains to this Plan is a specific statement of the City which guides actions and programs created to attain a City goal. A Policy implies clear commitment and the accepted standpoint of the City on an issue.

Implementing Strategy: Implementing Strategy is defined in this document as a coordinated effort, action, or set of measures established and proposed to carry out Policies and work towards attainment of Community Plan Goals.

4.4.2 LAND USE

Goal 1: To limit and control the distribution, location and type of growth within the Twin Oaks Valley Community in order to enhance the community's rural and agricultural character and identify and preserve the visual qualities of the valley.

Policies A:

1. The Twin Oaks Valley Community shall consist of rural residential developments in conjunction with open space, agricultural activities, destination resort and educational uses.
2. Residential development shall be within the density range shown for that area on the Land Use Map unless specifically authorized by the City Council. If the City Council approves a density increase for a specific project, the overall density of the area cannot exceed that shown on the land use map.
3. No industrial development shall be permitted within the Twin Oaks Valley Community.

Implementing Strategies:

1. A Specific Plan of development shall be developed for the lower Twin Oaks Valley between La Cienega Road and the Richmar Neighborhood boundary and between Twin Oaks Valley Road and Mulberry Drive, excluding existing development but including the San Marcos Creek Floodplain.
2. The Twin Oaks Valley Specific Plan Area shall provide a distinct, identifiable open space corridor through the entire valley along San Marcos Creek with permitted uses being limited to a destination resort and/or residential development limited to the area between Rose Ranch Road and La Cienega Road.
3. The focal point of the SPA shall be a permanent open space element along San Marcos Creek. Uses consistent with the Open Space Element shall be:
 - a. Equestrian centers.
 - b. Pedestrian/equestrian trails and bicycle paths.
 - c. Passive and active parks.
 - d. Private and/or public recreational facilities such as golf courses, tennis courts, playgrounds.
4. Agricultural uses considered consistent with the Twin Oaks Valley including the SPA area shall be as listed below. Said uses shall be reviewed through an administrative process based upon current City setback requirements per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.
 - a. Orchards
 - b. Irrigated Pastures

- c. Production Cropland
 - d. Greenhouses
 - e. Agricultural crops and worm farms
 - f. Fruit trees, nut trees, vines and nurseries for producing trees, vines and other horticultural stock.
 - g. Flower and vegetable gardening
 - h. Poultry, rabbits, chinchillas, hamsters, and other small animals.
 - i. Horses as private stables
 - j. Bovine animals, sheep, goats and swine
 - k. Racing or Homing pigeons.
5. Existing and new developments with the Twin Oaks Valley Community shall be buffered by:
- a. Open Space
 - b. Open Space Corridors
 - c. Landscape Buffer Zones, etc.

Goal 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the Twin Oaks Valley Community and its residents.

Policies A:

- 1. To allow destination resort development in specified areas of the Twin Oaks Valley Community in keeping with the rural character of the area to assist in the financing of public improvements, and to meet recreational needs and preserve permanent open space.
- 2. All proposed development must comply with the Land use Map.

Implementing Strategies:

- 1. The destination resort shall be buffered from adjacent residential development by means of landscaped setbacks, screening and/or overall site design as identified in the design element for the plan.
- 2. Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.
- 3. The City shall exercise design control over destination resort such as site layout, building facades, signage, and landscaping, as identified in the development standards of this plan.
- 4. Uniform rural architectural themes shall be utilized.

5. Access to destination resorts shall not be off Twin Oaks Valley Road. Access points shall not be taken through existing Twin Oaks Valley Community residential areas.
6. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the destination resort, especially along street frontages, to break up the visual impact of parking lots and other landscape areas.
7. Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

Goal 3: To provide within the Twin Oaks Valley Community a balance and variety of housing types and styles consistent with the rural character in accordance with the goals and policies of the City's housing element.

Policies A:

1. Accommodate a diversity of residential product types, providing residential areas appropriate to a variety of life-styles, and income levels, while enhancing the physical environment.
2. Residential development shall be limited to equestrian/agricultural estates, ranches, hillside estates, and detached single-family residences.
3. Residential areas shall be located to provide convenient access to public transportation, schools, recreational facilities, and open space features excluding resource habitats.
4. Individual housing proposals should utilize specific plan, zoning, planned residential development, and other regulations that assure design flexibility.
5. Development within the Twin Oaks Valley Community shall be phased to ensure that adequate public facilities and services are available.
6. Residential development within the Specific Plan Area shall be limited to detached single family residences.

Implementing Strategies:

1. Housing in the Specific Plan Area shall be designed to be buffered from the San Marcos Creek.
2. All residential development shall be carefully sited to preserve topography, trees, and other natural features.

3. Housing proposals shall use specific plan, zoning, planned residential development, and other regulations that assure design flexibility.
4. New development shall provide adequate buffers between adjacent potentially incompatible land uses.

Goal 4: To encourage quality architectural design and construction of residential units throughout the Twin Oaks Valley Community.

Policies A:

1. The City shall promote and maintain a high degree of residential design and flexibility which allows for creative planning, architecture and landscape design within common areas, parklands, along roadways, public areas, and private developments.
2. Metal buildings shall be considered not consistent with the rural atmosphere of the community.

Implementing Strategies:

1. A community Design Manual shall be prepared with the following features as they relate to residential development:
 - a. The City shall develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.
 - b. The City shall develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.
 - c. Developments shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.
 - d. Structures on sloping sites shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.
 - e. Development shall preserve the natural grade of the land in street and site design to the maximum extent feasible.

Policies B:

1. To maintain a visually controlled community within a comprehensive setting.
2. A design review process should be on all development projects.
3. Development within Twin Oaks Valley shall promote the utilization of harmonious design in order to create a rural atmosphere.
4. Design aspects of hillside preservation shall be established and enforced in review of development as part of the City's Hillside Development Guidelines.
5. Development should utilize building masses, architectural identity and color to create a sense of unity within variety.

Implementing Strategies:

1. The slope density and grading ordinances shall be strictly observed.
2. The Grading Ordinance shall be revised to be more sensitive to development on natural landforms.

4.4.3 CIRCULATION

Goal 1: To provide a balanced transportation system as a coordinated unit of the City's Circulation Element serving the Community.

Policies A:

1. The City will strive to ensure that an adequate roadway network is designed to serve the needs of the Twin Oaks Valley Community while retaining the rural nature of the area.
2. Deer Springs shall be designated as a Rural Arterial road from Interstate 15 to the westerly boundaries of the Community.
3. Sycamore Road, Mulberry Drive, and La Cienega Road shall be designated as local rural roads.
4. Upper Twin Oaks Valley Road and Rose Ranch Road shall be developed as a rural collector.
5. Retain a rural landscape theme as part of the Road Alignment Specific Plan.
6. Twin Oaks Valley Road/Deer Springs Road shall be designated as a scenic corridor.

7. Buena Creek Road shall be designated as a secondary arterial with a rural theme.
8. Cooperate to the fullest extent possible with State, County, and Local Public Works Agencies responsible for planning and implementing roadway improvements.

Implementing Strategies:

1. Establish a road alignment specific plan for Twin Oaks Valley roadway as a rural arterial, and Deer Springs Road.
2. Establish rural landscaping theme for the rural arterial incorporating eucalyptus, oaks, sumac and other species that emphasize the rural character.
3. Develop scenic highway corridor development guidelines.
4. Twin Oaks Valley Road shall be designated as a Rural Arterial per the standards of the Circulation Element with a 154 foot right-of-way (see Exhibit 4). Twin Oaks Valley Road will be maintained as a two lane road with wider intersections until the ADT reaches 12,500.

4.4.4 ENVIRONMENTAL

Goal 1: To preserve the Twin Oaks Valley Community's natural resources and rural environment.

Policies A:

1. The City will protect and enhance the natural resources found within the Twin Oaks Valley Community.
2. Sensitive biological habitats shall be identified and preserved by setting aside appropriate acreage for conservation.
3. Conservation and preservation programs, including biological reserves for identified sensitive habitats shall govern and guide property development.
4. Open spaces shall coincide with areas exhibiting the highest degree of environmental sensitivity.
5. The City should develop and implement preservation programs dealing with the riparian area located within the plan area.

6. New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.
7. Retain San Marcos Creek and watershed areas as parks and permanent open space.
8. Encourage development of lakes/ponds as part of the San Marcos Creek/Open Space corridor in conjunction with development.

Implementing Strategies:

1. Development within a sensitive natural resource area shall establish a restoration and/or enhancement program for those habitat impacted whether off-site or on-site.
2. Require a detailed biological/archaeological survey and other studies deemed appropriate to identify existence of resource habitat areas in conjunction with development.
3. Establish a Merriam Mountain/Owens Peak Resource Conservation Area maintenance program.
4. Establish a specific plan of development for natural channelization of San Marcos Creek within an environmental channel.
5. Establish a mature tree preservation ordinance.
6. The City of San Marcos shall adopt a formal set of guidelines to ensure that cultural resources are identified and mitigation guaranteed prior to approval of development projects. The guidelines shall establish specific criteria for determining the competence of individuals preparing cultural surveys and for deciding the value of cultural resources.
7. Explore other methods of preserving open space including fee purchase, conservation and scenic easements, transfer of development rights, open space zoning categories, etc.

4.4.5 PUBLIC SERVICES AND UTILITIES

Goal 1: To ensure that needed public facilities are provided and balanced with the rural character of the community.

Policies A:

1. The City will secure construction of public facilities prior to or concurrent with need and development.

2. Water and sewer facilities are designed and sized to accommodate agricultural, low density estate and other residential land uses as well as specialized land uses such as destination resort complexes.

Implementing Strategies:

1. Develop and implement, in cooperation with the appropriate public service agencies a master public facilities plan.
2. The City shall implement plans to increase the use of recycled water.
3. The adopted Urban Water Management Plan, shall be implemented accordingly to insure future water service needs for the City of San Marcos.
4. Initiate study to evaluate water management practices which include: wastewater reclamation, exchanges or transfer of water on a short-term or long-term basis; management of water pressures and peak demands; incentives to alter water use practices, including fixtures and applicant retrofit programs; public information and educational programs to promote wise use and eliminate waste; and changes in pricing, rate structures, and regulations.
5. Establish Landscape Ordinance to deal with use of drought tolerant plant materials and methods to maximize water retention.

Policies B:

1. To ensure that school facilities are available to serve the needs of the Twin Oaks Valley Community as an integral part of the school district.

Implementing Strategies:

1. Designate two 10-acre school sites. One site should be located at the southerly end of the valley in proximity to Rose Ranch Road and Twin Oaks Valley Road and one site in proximity of Buena Creek Road and Twin Oaks Valley Road.
2. The San Marcos Unified School District shall establish a financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.
3. Long-range planning should be coordinated with the School Districts Long-Range Comprehensive Master Plan.
4. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted

which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

Policies C:

1. Adequate fire and police services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).
2. The site of the future fire station should be located at the southwest corner of Twin Oaks Valley Road and Olive.
3. Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the Twin Oaks Valley Community.

Implementing Strategies:

1. Develop a fuel modification plan to allow for a graduated transition from native vegetation and natural elements on individual sites to man-made elements of the proposed community to retain acceptable level of risk regarding fire prevention and to maintain the natural/rural character of the Twin Oaks Valley.
2. All building structures and other engineering requirements shall conform to the Uniform Building Code, Uniform Fire Code, and City requirements.
3. Adopt fire mitigation measures established by the Fire District encouraging use of tile roofs in fire sensitive areas. The actual color and composition shall be established through the community design manual.
4. Incorporate defensible space concepts as part of architectural design of buildings such as: (1) achieve visibility from building areas to adjacent parking areas and vice versa, (2) create zones of territory through site plan grouping and designation of areas as either public, semi-public, or private, and (3) provide easy access for policing capabilities.
5. Coordinate with the Sheriff's Department to review building design.
6. The City shall encourage citizen participation in the Neighborhood Watch Program.

Goal 2: To establish open space and recreational areas to serve the Twin Oaks Valley Community.

Policies A:

1. The City shall provide a well integrated system of public and private open space, permanent open space, developed parks, and public and private recreational facilities.
2. Provide a spectrum of recreational opportunities in park facilities for various functions, in various sizes, and in either public or private ownership that harmonize with rural character such as equestrian, picnic, daytime sports activities and special events.
3. Require developers of residential land to dedicate land or fees for parks, consistent with the Quimby Act, Subdivision Map Act, San Marcos Subdivision Ordinance and General Plan standards.
4. To establish a financing mechanism and identify other financing sources for the purchase, development and maintenance of parks, channels and open space corridors as part of the Public Facilities plan.
5. A network of equestrian, bicycle and pedestrian trails shall connect open space and parks between Twin Oaks Valley and other communities.
6. San Marcos Creek floodplain shall be an environmental channel as part of the permanent open space element for the community allowing passive or active recreational amenities.
7. Develop community parks with facilities appropriate for citizens of various ages and interests.

Implementing Strategies:

1. Revise the park and recreation element for the City, specifically addressing recreational facilities within the Twin Oaks Valley, to provide equestrian and hiking trails; and establish criteria for accepting proposed park facilities.

4.4.6 VISUAL RESOURCES

Goal 1: Establish a visually attractive, efficiently organized and distinctive character reflective of a rural atmosphere in the Twin Oaks Valley Community.

Policies A:

1. Prevent the disfigurement of ridgelines and hillsides to retain the rural appearance of the area.
2. Utilize architectural features to help reinforce the rural identity of the Twin Oaks Valley Community.

Implementing Strategies:

1. Develop and adopt a design manual for the Twin Oaks Valley Community.
2. A design review process should be established which utilizes City staff and citizens.
3. Establish hillside development guidelines and overlay zones as part of the zoning ordinance.
4. Require viewshed analysis of developments within sensitive visual resource areas.

4.5 DEVELOPMENT STANDARDS/CRITERIA

4.5.1 GENERAL PLAN CATEGORIES

4.5.1.1. Residential

Hillside Residential: This land use designation is limited to single family detached units in hillside areas with lots ranging from 4 to 20 acres, depending on slope. Agricultural uses accessory to single family residential uses are permitted. Such uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted. Agricultural uses such as groves, cattle, and producing trees (avocados, fruit, and nut trees) would require an administrative review per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.

Rural Residential: Uses are limited to single family residential units on 1 - 8 acre lots depending on slope. Agricultural uses, accessory to residences, are permitted. These agricultural uses include flower and vegetable gardens, fruit and nut trees, horticultural stocks, horses, and combinations of poultry and bovine animals. Due to the proximity to single family residential areas and subdivision, greenhouses, wholesale nurseries, aviaries, dairies, public stables, and similar uses are permitted with an administrative review per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.

Estate Residential: Permitted uses include single family detached units on 0.50 - 1.0 acre lots and limited agricultural uses. Lot size is determined by slope. Allowable agricultural uses include flower and vegetable gardens, fruit trees, horticultural stock. Horses and racing/homing pigeons are permitted. No intensive commercial agricultural uses are permitted.

Agricultural Residential: This designation specifies a combination of residential and agricultural activities as the primary uses. Single family detached residences are

allowed on 1 - 8 acre lots, depending on slope. Agricultural activities that would be allowed in strict conformance with the General Development Criteria include: greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted.

Intensive Agricultural Residential: This designation specifies agricultural activities as the primary use. Single family detached residences are allowed on 2 - 8 acre lots, depending on slope. Agricultural activities would include greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted.

Agricultural Preserve: The Agricultural Preserve designation pertains to areas restricted to agricultural activities under the Williamson Act. Single family detached units are permitted. Units are limited to eight acre lots.

General Development Criteria:

1. Roadways should follow the natural terrain, particularly in hillside areas.
2. In the case in which development would take place within an environmentally sensitive area, the developer shall be responsible for restoring the sensitive area and for restoring the sensitive habitats being displaced. Said restoration may be provided at an off-site location determined by the City.
3. Site planning for individual residential parcels shall provide for connections to the planning open space system.
4. New development shall provide adequate buffers between adjacent land uses. New development shall provide for the development and maintenance of private and public parks either through dedication, acquisition and maintenance districts or a combination of the above.
5. Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.
6. All development should be restricted from primary and secondary ridgelines, if possible.
7. Review the placement of structures on each site with respect to prevalent environmental conditions: sun, wind, terrain, views, existing drainage, existing trees and vegetation.
8. Relate the siting of all structures to the natural terrain and minimize grading operations.

9. The placement of a structure on a sloping site to maintain a rural setting shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.
10. The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development or agricultural activities shall be prohibited.
11. Development should respect the natural grade of the land.
12. Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks, preserving visual relief, and to minimize the number and size of cut/fill slopes.
13. Plant materials of varying types, forms, and density shall be used to obscure and preserve graded slope banks.
14. Landscaping along scenic highway corridors shall be allowed for select vistas of the surrounding ridgelines.
15. Agricultural operations shall be prohibited from outdoor storage on-site excluding hay bales.
16. Agricultural operations shall provide adequate drainage within engineered structures.
17. Agricultural buildings shall be screened from view by landscaping (85% in three years). If building is still visible, architectural treatments shall be provided to mitigate visual impacts.

4.5.1.2 Specific Plan Area

The primary emphasis of the SPA is to provide channelization of San Marcos Creek in a naturalized manner within a permanent open space corridor.

Uses within the SPA shall be limited to agricultural, residential, destination resort, open space (including golf course), and a school. The development standards for each of these uses are specified below:

RESIDENTIAL:

1. Minimum lot size south of La Cienega Road shall be 5,000 square feet along the golf course and open space areas, 6,000 square feet within interior residential areas. The overall average lot size shall have a minimum of 7,500 square feet.

2. Shall incorporate equestrian trails, pedestrian and biking paths.
3. Customlike architectural design and lot siting shall be incorporated in the residential areas.
4. A 250-300' wide environmental channel shall be provided along the San Marcos Creek floodplain, from Deer Springs Road to La Cienega Road and provide an environmental channel and riparian habitat within the Twin Oaks Valley Ranch Specific Plan golf course.
5. Landscape buffer areas between development and roadways.
6. Residential units on the hill south of La Cienega Avenue shall use a combination of custom grading and split level pads.
7. Access to Development with the SPA shall not be taken off Twin Oaks Valley Road.
8. The developer of the Twin Oaks Valley Ranch Specific Plan shall provide a school site in accordance with the San Marcos Unified School District requirements.
9. Development above the 700' contour line shall be limited to east-facing slopes. (See Exhibit 5)
10. The top of the hill and north-facing slope shall be preserved as open space.
11. No mass grading of the hill shall be allowed. Any development shall show custom terracing and pad location.
12. Landscape screening shall be provided between Twin Oaks Valley Road and future development to the east.
13. Open space shall be maintained in a naturalized state.
14. Open space area may include: water features, park areas, jogging/ bicycle/equestrian trails, golf course and equestrian centers.
15. Architectural elements and design shall be incorporated consistent with the community's rural theme.
16. Solid fencing over three feet high shall be discouraged. Fencing within the community shall encourage split rail, picket fence, and other similar techniques to retain the rural character per the design manual for the community.

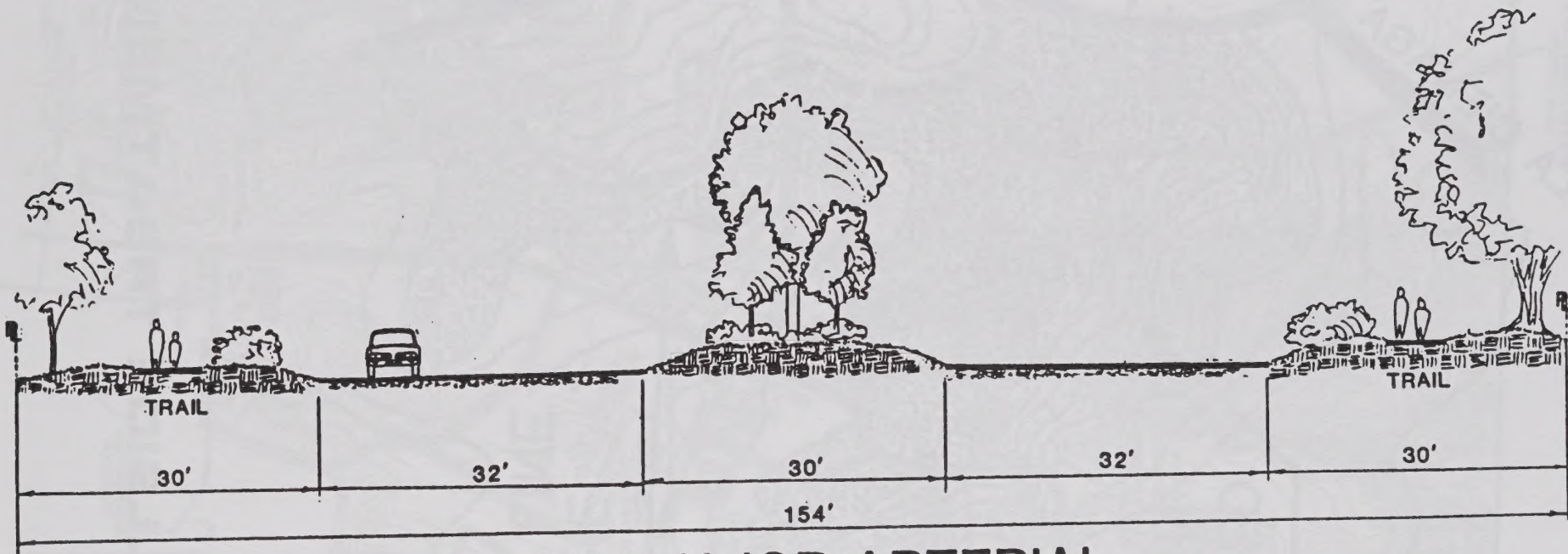
DESTINATION RESORT:

1. Destination Resort development shall be designed with a rural/early California/Ranch style architectural theme.
2. Buildings shall be limited to two stories. Split level design using the natural topography is encouraged.
3. The destination resort shall be limited to a maximum of 40 acres.
4. Access to Development with the SPA shall not be taken off Twin Oaks Valley Road.
5. The top of the hill and north-facing slope shall be preserved as open space.
6. No mass grading of the hill shall be allowed. Any development shall show custom terracing and pad location.
7. A 250-300' wide environmental channel shall be provided along the San Marcos Creek floodplain, from Deer Springs Road to the realigned portion of Rose Ranch Road.
8. Equestrian trails, pedestrian, and biking paths shall be incorporated.
9. Landscape screening shall be provided between Twin Oaks Valley Road and future development to the east.
10. Open space shall be maintained in a naturalized state.
11. Open space area may include: water features, park areas, jogging/ bicycle/equestrian trails, golf course and equestrian centers.

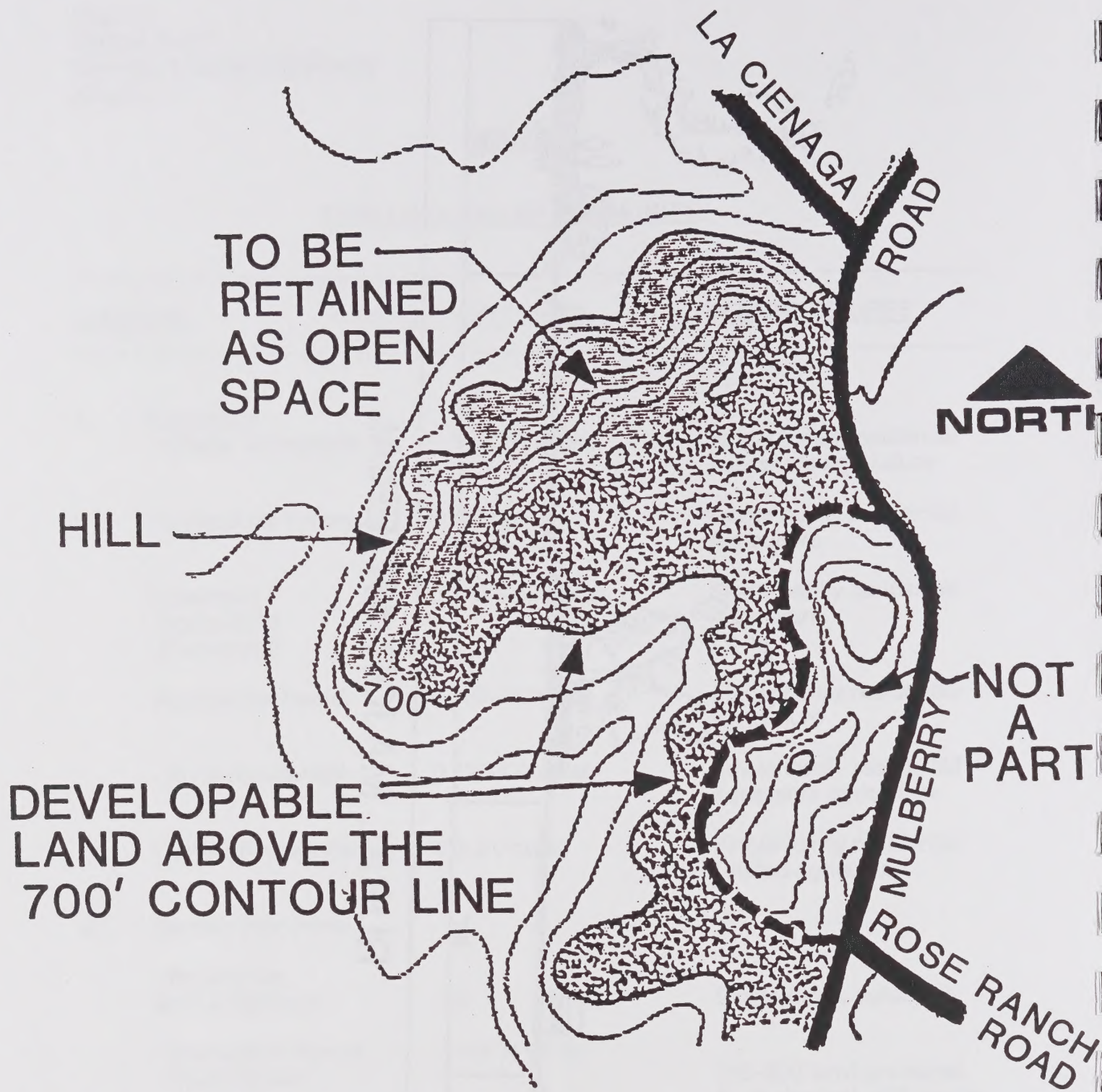
TABLE 3

TWIN OAKS VALLEY COMMUNITY

<u>LAND USE</u>	<u>DENSITY/INTENSITY</u>	<u>PERMITTED USES</u>
A. Residential		
- Hillside Residential	0.05-0.25 du/ac	Single family residential Assessory agriculture
- Agricultural Preserve	0.125 du/ac	Single family residential Agriculture
- Intensive Agricultural Residential	0.125-0.50 du/ac	Single family residential Agriculture
-Agricultural Resid.	0.125-1.0 du/ac	Single family residential Agriculture
- Rural Residential	0.125-1.0 du/ac	Single family residential Assessory agriculture
- Estate Residential	1.0-2.0 du/ac	Single family residential Limited agriculture
B. Specific Plan Area		
- Residential S/o La Cienega	1-2	Single family detached
- Destination Resort - Open Space	1 unit to 40 ac.	250-300' environmental flood channel, golf course, equestrian/bike naturalized area, water features

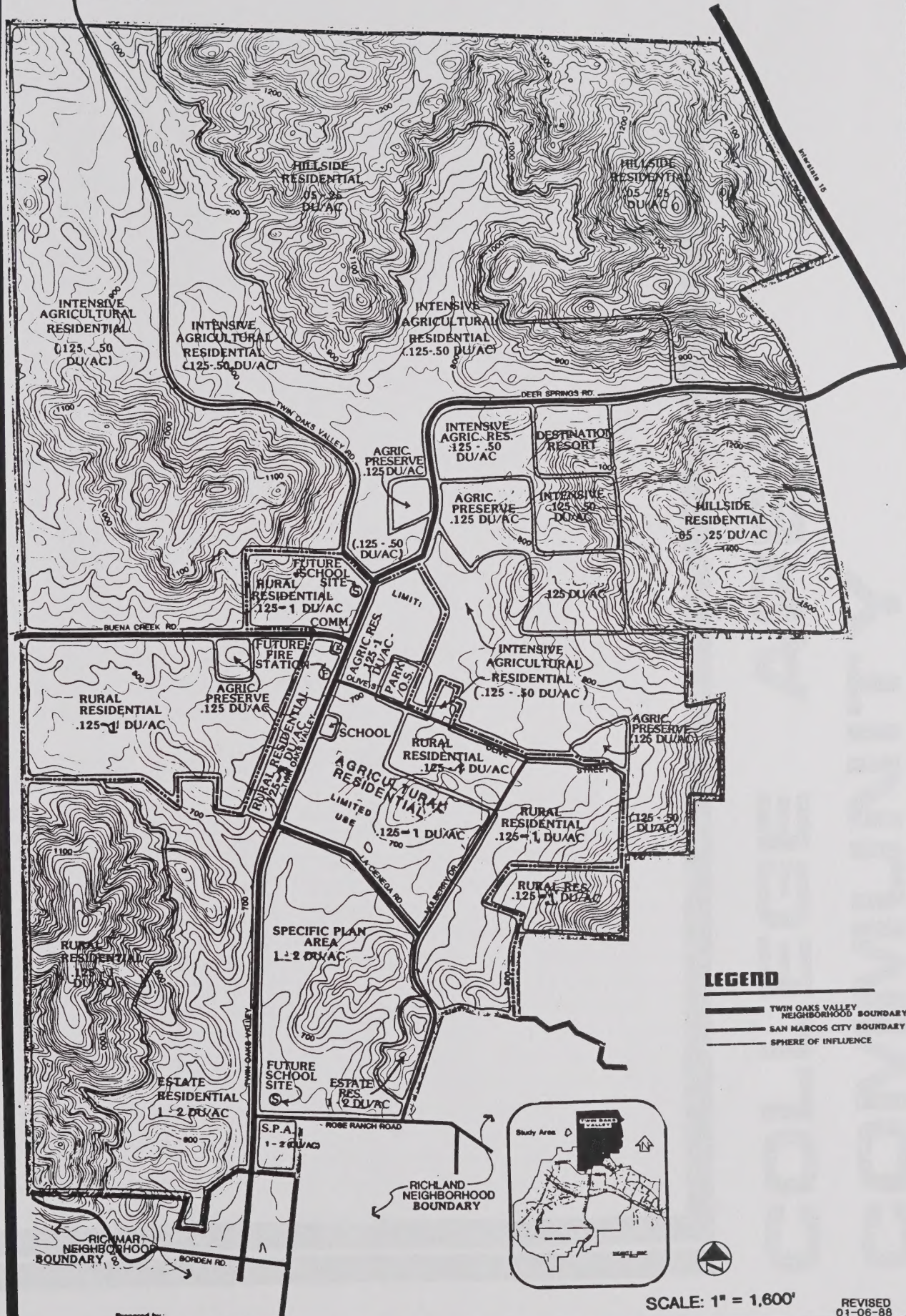


RURAL MAJOR ARTERIAL



S.P.A. HILLSIDE TREATMENT

TWIN OAKS COMMUNITY ADOPTED PLAN



The College Area Community is a diverse and vibrant community that is home to a wide range of people and businesses. The community is located in the heart of the city and is a major center of commerce and industry. The community is home to a large number of businesses and organizations, including the College Area Community Center, the College Area Community Library, and the College Area Community Park. The community is also home to a large number of residents, including students, faculty, and staff of the College Area Community College. The community is a major center of commerce and industry and is a major center of education and research.

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LOCATION AND SURROUNDINGS

The College Area Community is a diverse and vibrant community that is home to a wide range of people and businesses. The community is located in the heart of the city and is a major center of commerce and industry. The community is home to a large number of businesses and organizations, including the College Area Community Center, the College Area Community Library, and the College Area Community Park. The community is also home to a large number of residents, including students, faculty, and staff of the College Area Community College. The community is a major center of commerce and industry and is a major center of education and research.

COLLEGE AREA COMMUNITY

5.0 COLLEGE AREA COMMUNITY PLAN

I. INTRODUCTION

A. PURPOSE

The College Area Community Plan ("Plan") is required by the City of San Marcos to assure the orderly, sensitive development of lands in the vicinity of College Area Community north of Mission Road. Preparation of the Plan was officially made possible through City Council direction to update the City's General Plan to include systematic review of individual neighborhoods in the City. The College Area Community Plan represents the third in a series of interrelated community plans that will ultimately result in a complete and comprehensive revision to the Land Use Element of the General Plan.

The College area Community Plan was prepared by the City of San Marcos Planning Department in conjunction with a Citizen's Ad-Hoc Committee appointed by the City Council. The City of San Marcos planning staff provided technical assistance, when necessary, and coordinated a series of public workshops during which citizen comments and suggestions regarding the plan were solicited. Additionally, the planning staff reviewed all materials prepared for consistency and compliance with established City policies and documents.

The resulting College Area Community Plan, when adopted by the San Marcos City Council, will revise the college area portion of the City's Land Use Element of the General Plan adopted by the City in 1973. The revised and updated community plan will serve as a vehicle for refinement and delineation of proposed land use policies for the College Area.

This plan, while a refinement of the existing General Plan, does not consider land use on a parcel-by-parcel basis. Therefore, a reasonable interpretation of its objectives and proposals can be expected during implementation of the Plan.

B. LOCATION AND PLANNING BOUNDARIES

The College Area Community occupies approximately 1,500 acres and is located within the northwest portion of the City of San Marcos adjacent to Palomar Community College. The property is bordered by Mission Road on the south and by a line running due north from the eastern boundary of San Marcos Junior High School to Buena Creek Road, then west along Buena Creek Road for a distance of approximately 1,100 feet and then south along a line generally parallel and west of the County Water Authority (CWA) aqueduct back to Mission Road. Portions of the extreme western and northern sections of the planning area are located within unincorporated sections of San Diego County but are within the City of San Marcos sphere of influence as defined by the Local Agency Formation Commission (LAFCO). The general location of the community planning area is shown on the vicinity map, Figure 1. The following planning area map (Figure 2) illustrates the 1,500+/- acre property and defines portions lying within the City of San Marcos and unincorporated county territory. As can be determined by the planning area map, the Twin Oaks Valley Community lies east of the College Area Community with a significant line of foothills separating the two areas. The city's industrial area lies to the south separated from the College Area Community by Mission Road, and the railroad tracks. The County of San Diego's North County Metropolitan Subregional Planning Area borders the plan area on the west and north.

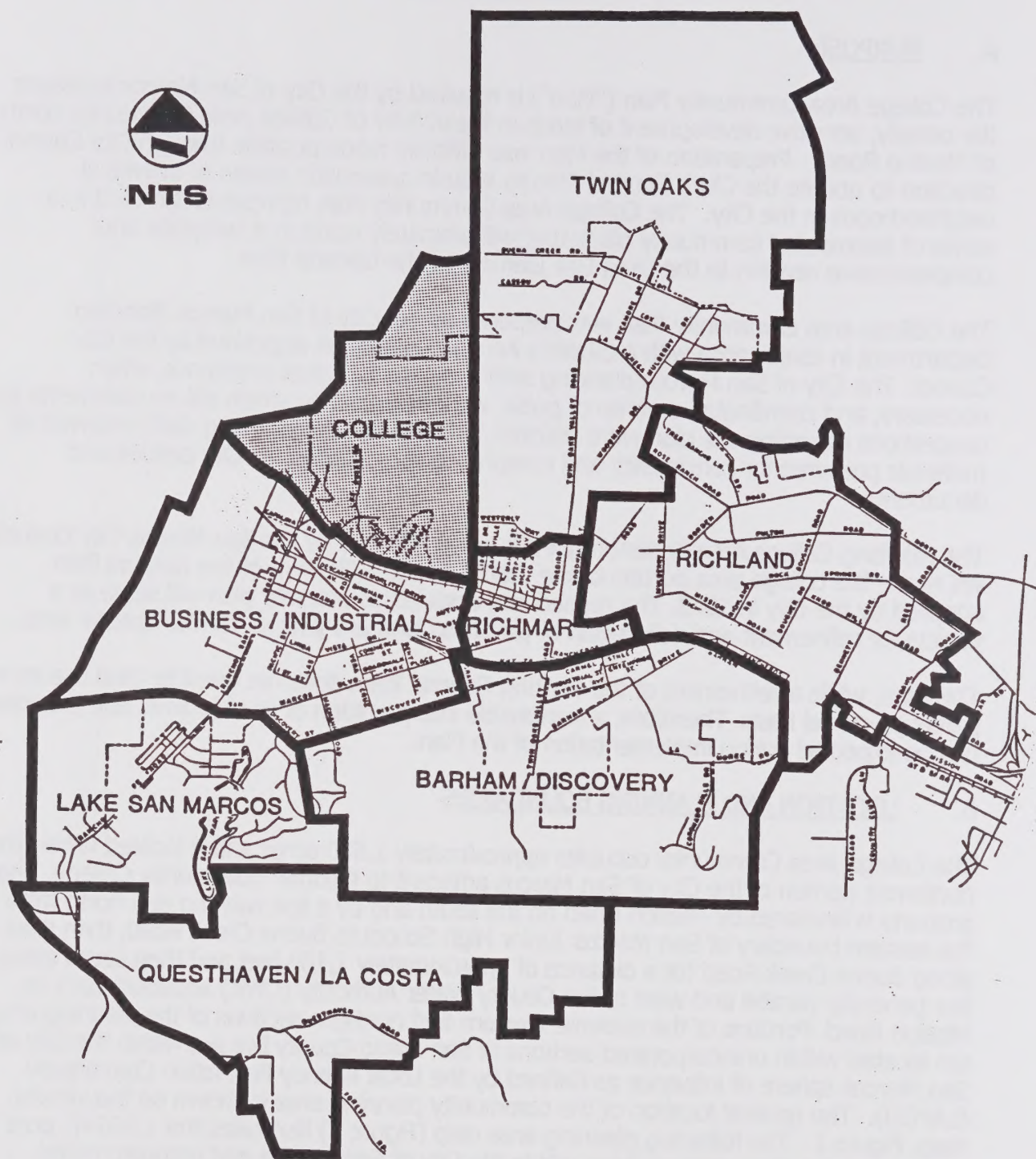


FIGURE 2

LOCATIONAL MAP

II. SCOPE AND PURPOSE OF THE PLAN

The purpose of the College Area Community Plan is to provide guidelines for future public and private development within the College Area Community through the year 2000. The Plan includes a series of goals and objectives established for the community which are consistent with city-wide policies. To implement these goals and objectives, a number of development proposals and implementation tools are set forth in the Plan. In addition, the timing and phasing of development and community facilities is outlined in the implementation section of the Plan .

The Plan should not be considered a static document. Instead, it is intended to provide guidance for the orderly growth of the College Area Community. The Plan must be continually monitored and amended when necessary, to remain responsive to community and city needs and to consider, as appropriate, changes in environmental, social, economic or market conditions.

A. PLANNING PROCESS

The steps in preparing the College Area Community Plan include the following:

Inventory and base analysis of the area conducted by the Planning Department staff.

Analysis and protection of trends by the Planning Department staff.

Formulation of goals and objectives by a joint process of participation between the Planning Department and Citizen's Ad-Hoc Committee.

Development of Plan Proposal by the Ad-Hoc Committee and Planning Department staff.

Plan adoption by the Planning Commission and City Council.

Plan implementation by private means with public review and direction.

Plan review and revisions, when necessary, to reflect changes occurring or anticipated in the community.

These steps in the planning process have been identified to provide effective participation and interaction among citizen groups, developers, Planning Department staff, the Planning Commission, City Council, other public and semi-public agencies and institutions.

Adoption of this Plan by the City Council can occur only after the Plan has been discussed at public hearings held by both the Planning Commission and City Council. Section 65860 of the California Governmental Code requires consistency between zoning regulations and adopted plans. This requirement will result in additional public hearings on rezoning requests within the planning area, which may be filed with the subdivision, building or other developmental review process or may also be enacted through other legislative processes.

Preparation of the Plan included consideration of its relationship with other planning Programs and development patterns in the surrounding planning areas of the City of San Marcos as well as the County of San Diego. Proposals within the Plan have also been coordinated with the San Marcos General Plan. Any differences that occur between this Plan, other plans and programs, whether at the time of adoption or in future reviews, are expected to be resolved during the course of public hearings and plan implementation.

Finally, the translation of this Plan into actual development should be undertaken in complete conformance with all appropriate City ordinances and policies. This will ensure the provision of necessary public facilities as succeeding phases of development occur in the College Area Community.

For those portions of the planning area currently lying within the County of San Diego, annexation to the City of San Marcos would be required prior to implementation of this Plan. The land use designations recommended herein should provide the basis for the City's rezoning required for LAFCO approval on annexation proposals.

B. LEGISLATIVE FRAMEWORK

The planning process must consider a number of laws enacted by federal, state, and local actions. Some of the more significant legislation is discussed below.

Of primary significance is Section 65450 of the California Governmental Code which gives authority for and scope of specific plans such as the College Area Community Plan. The California Governmental Code allows cities to prepare and adopt specific plans based on the General Plan. The Code further elaborates on the methodology of adoption and gives freedom to cities to incorporate all detailed regulations, conditions, programs, and proposed legislation which is deemed necessary or convenient for the systematic implementation of each element of the General Plan. The College Area Community Plan has been prepared under the guidelines given to local agencies by the State of California. The Plan includes all those items which currently seem necessary for the logical and systematic implementation of the Plan throughout future years.

Other sections of the State Planning and Zoning Act must also be considered, such as requirements governing the nature and content of elements which must be included in general plans. Over the years, the required content of planning documents has also been revised to reflect environmental considerations raised by the California Environmental Act of 1970 (CEQA).

CEQA was enacted in response to the federal government's National Environmental Policy Act of 1969 and a growing public concern for environmental regulation. In a 1972 landmark case, Friends of Mammoth et al vs. Board of supervisors Mono County et al, the California Supreme Court ruled that environmental impact reports (EIR's) must be prepared for both public and private projects having a significant effect on the environment; this includes all community plans. Separate environmental review is also required for all significant projects, including those implementing this Plan.

The city-wide zoning and subdivision ordinances serve to regulate the use of land. These are amended from time to time to resolve identified problems, promote consideration of the environment, and encourage imaginative approaches to development design.

In addition to legislation, the City Council utilizes a set of official policies as a guideline in the decision making process. Many of the policies relate directly to planning issues and would be used in implementing Plan recommendations.

Also, other reports have been prepared by local agencies which are regularly used in the evaluation of projects. The San Diego County Air Pollution Control District (APCD), in cooperation with the San Diego Association of Governments (SANDAG, formerly CPO), and others, has produced strategies for an air quality management plan in a publication entitled Regional Air Quality Strategies for the San Diego Air Basin (RAQS). These strategies reinforce the SANDAG Comprehensive Regional Plan by encouraging master planning for communities.

C. PLAN FLEXIBILITY AND CONFORMANCE WITH SAN MARCOS GENERAL PLAN

The existing land use element of the San Marcos General Plan does not place land use designations on specific properties within the plan area, but various goals and policies pertaining to development within the College Area Community have been established.

The existing goals and policies of the adopted 1973 Plan were not used as a framework for this revised plan. An appropriate mix of these various types of land uses within the community plan area is not discussed in the existing 1973 Land Use Element. Although heavy industrial development is specifically excluded from the list of acceptable land uses, research and development uses were permitted. The 1973 Land Use Element also contained a list of development policies which were intended to guide development within the College Area Community until a revised community plan is prepared and adopted.

The recently adopted Citywide Land Use Policy Plan was used as a framework for the preparation of this plan revision. This document represents a revision to those 1973 development policies and is consistent with the adopted Citywide Land Use Policies. These Citywide Policies include the following goals:

GOAL: To influence and control the rate and distribution of growth within the city in a manner reflecting the needs and desires of its citizens and reinforcing the quality and stability of the community.

A. OBJECTIVE:

To direct future urban growth to undeveloped or underutilized lands within, or contiguous to, existing developed areas.

B. OBJECTIVE:

To define and retain the rural character of non-urban lands and limit urban uses within these areas.

C. OBJECTIVE: To promote coordination between agencies to ensure the adequate and timely provision of public services, facilities and amenities required by future growth within the City.

GOAL: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the City and its citizens.

- A. OBJECTIVE:
To encourage a full range of housing types to meet the needs of all ethnic, age and economic segments of the community.
- B. OBJECTIVE:
To prevent or reverse the physical decline or deterioration of developments within the City.
- C. OBJECTIVE:
To encourage a climate for economic growth and stability which will attract high quality business and industrial development to promote employment opportunities.
- D. OBJECTIVE:
To encourage a wide diversity of parks, open space, recreational and civic facilities to meet the needs of all segments of the population.

GOAL: To ensure the maintenance and enhancement of the Community Environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

- A. OBJECTIVE:
To protect and enhance natural and cultural resources and promote recreational opportunities.
- B. OBJECTIVE:
To promote the conservation of air, water and energy resources.

Other official guidelines affecting development within the plan area include the County of San Diego General Plan's land use designations for the northern and western portions of the property and the City of San Marcos zoning ordinance. The San Diego County General Plan calls for estate development (du/2-4 acres) in the northern portion of the plan area and for residential development (7.3 du's/acre) in the western portion of the plan area near Santalina Hills, a proposed mobile home park. The county General Plan also designates limited industrial development for the extreme southwestern portion of the plan area.

As can be readily determined, further definition of land use is necessary within the College Area Community in order to determine appropriate zoning, environmental mitigation, necessary public service and public facility needs. This College Area Community Plan provides the necessary detailed information on which to base these decisions. The Plan takes the next step in the planning process by incorporating the research and analysis needed to define specific land uses, by providing the reconnaissance needed in order to establish environmental impact, and by providing an economic analysis needed to phase future land use development. Through a phasing program, public facilities and services can be provided commensurate with land development.

This plan is not the final step to development. Individual zoning and subdivision of property must still occur according to the regular legislative process of the City. The subdivision ordinance and development review procedure provides the major vehicle for

achievement of public improvements. The Plan therefore must be viewed as a guide upon which to base zoning and subdivision decisions. This Plan contains sufficient flexibility to accommodate future changing conditions of the market and standards of development.

III. PROJECT SETTING AND DEVELOPMENT CONSTRAINTS

A. PROJECTIONS OF COMMUNITY NEEDS

1. Projected Growth Patterns

The population of the City of San Marcos increased by 349 percent between 1970 and 1980 from a 1970 population of 3,900 to a 1980 population of 17,500. In terms of percentage increases, the population gain in San Marcos was, by far, the highest in the region (1980 Census Data, SANDAG, 1981). According to the adopted SANDAG Series V population forecasts, the population of the San Marcos subregional area, which includes areas outside the current boundaries of the City of San Marcos but within the City's sphere of influence, is anticipated to be 25,100 by 1985 and 34,900 by 1995.

It should be noted that SANDAG Series VI population forecasts are presently being compiled for adoption by the various cities within the County. Those unadopted forecasts indicate that the City, as described above, is anticipated to have a population of 31,450 (through interpolation) by 1985 and 48,300 by 1995.

In general, population growth in the north San Diego County area, including the City of San Marcos, has exceeded growth in employment opportunities. This trend is expected to continue through 1995 (Master Environmental Assessment, Series V Regional Growth Forecasts, SANDAG, 1980). This low ratio of employment opportunities to population means that residents will continue to make long home/work commutes, primarily by automobile, to areas of the region which contain major concentrations of employment. In the City of San Marcos, the total number of dwelling units, single-family and multi-family, is expected to increase from a projected 10,900 in 1985 to 16,900 in 1995, an approximate thirty-five percent increase. In contrast, total employment within the San Marcos subregion is expected to increase from a projected 11,350 jobs in 1985 to 14,500 in 1995, an approximately 30 percent increase. Growth in employment opportunities within the City of San Marcos, as in the remainder of the North County area, is therefore not expected to keep pace with growth in population.

Basic housing characteristics in the City of San Marcos are expected to remain fairly stable between 1980 and 1995. The present ratio of single-family to multi-family dwelling units in the City of San Marcos is 9.1. This ratio is expected to remain the same in 1995. The household size is, however, expected to decrease from a current 2.7 persons/du to 2.5 persons/du in 1995. Likewise, the gross residential density is expected to decrease in the City of San Marcos from the present 4.6 du's/acre to 2.8 du's/acre in 1995 through land annexations.

2. Land Use and Zoning -

The majority of the plan area is presently vacant. The southern portion of the property along Mission Road is, however, presently occupied by several small residential subdivisions, San Marcos Junior High School, a small shopping center, and Palomar Community College. The northern portion of the campus is presently used for a driving

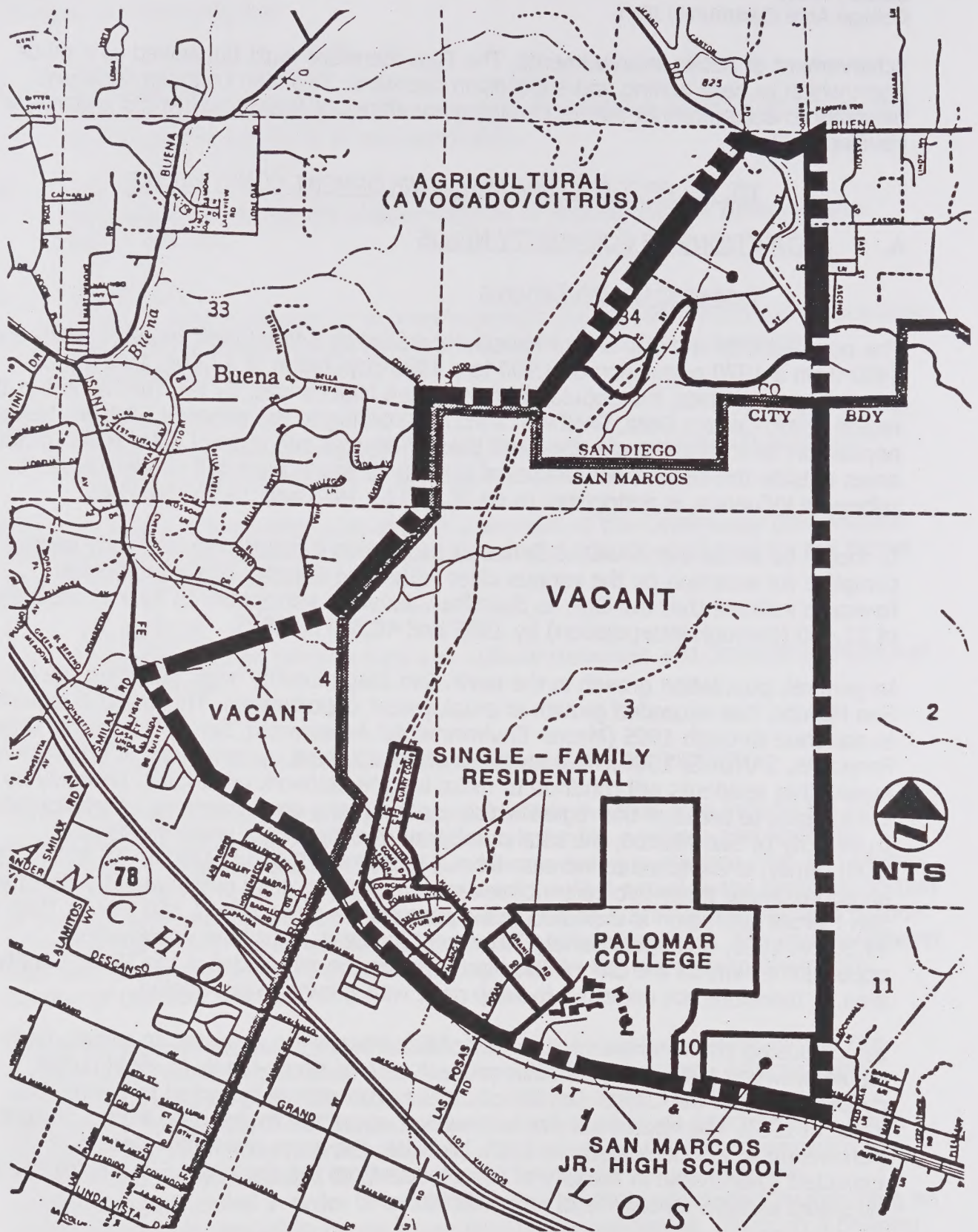


FIGURE 3

EXISTING LAND USE

range, practice ski area, and various vocational skill classes. It is anticipated that a stadium will eventually be constructed in this area. Approximately 130 to 135 acres in the northern portion of the plan area is devoted to citrus and avocado orchards. The approximate acreages of existing land uses on the property are shown in Table 1; the locations of these uses are shown in Figure 3.

Table 1

Existing Land Uses

Existing Land Use	Approximate Number of Acres
Residential (approximately 180 existing dwelling units)	64-65
Existing Jr. High School	20-22
Agriculture (citrus and avocado)	130-135
Palomar Community College Property	
Developed Area	115-120
Undeveloped Area	70-80
Vacant	1,000-1,100

Land uses adjacent to the College Area Community include the Pechstein Reservoir and adjacent avocado and citrus orchards to the north and the Twin Oaks Valley neighborhood to the east. Various forms of commercial and light industrial development occur along Mission Road to the south. Scattered residential and agricultural land uses occupy the property west of the plan area.

Land uses within the majority of the plan area are guided by the Land Use Element of the City of San Marcos General Plan and by the City's zoning ordinance. Those portions of the plan area located within the County of San Diego are within the sphere of influence of the City of San Marcos according to sphere boundaries established by the Local Agency Formation Commission (LAFCO). LAFCO has determined that future annexation of these properties to the City of San Marcos is appropriate based upon public service availability and other considerations.

The City of San Marcos zoning ordinance calls for estate development throughout most of the plan area (Figures 4 & 5). The existing zoning for the College Area Community was developed as a holding zone until a final community plan text and map could be adopted. The intent of the existing zoning within the plan area does not implement the existing 1973 General Plan guidelines for the College Area Community.

NUMBERS REFER TO
GENERAL PLAN POLICIES



NTS

PORTION COLLEGE COMMUNITY
NOT ADDRESSED BY 1973
GENERAL PLAN

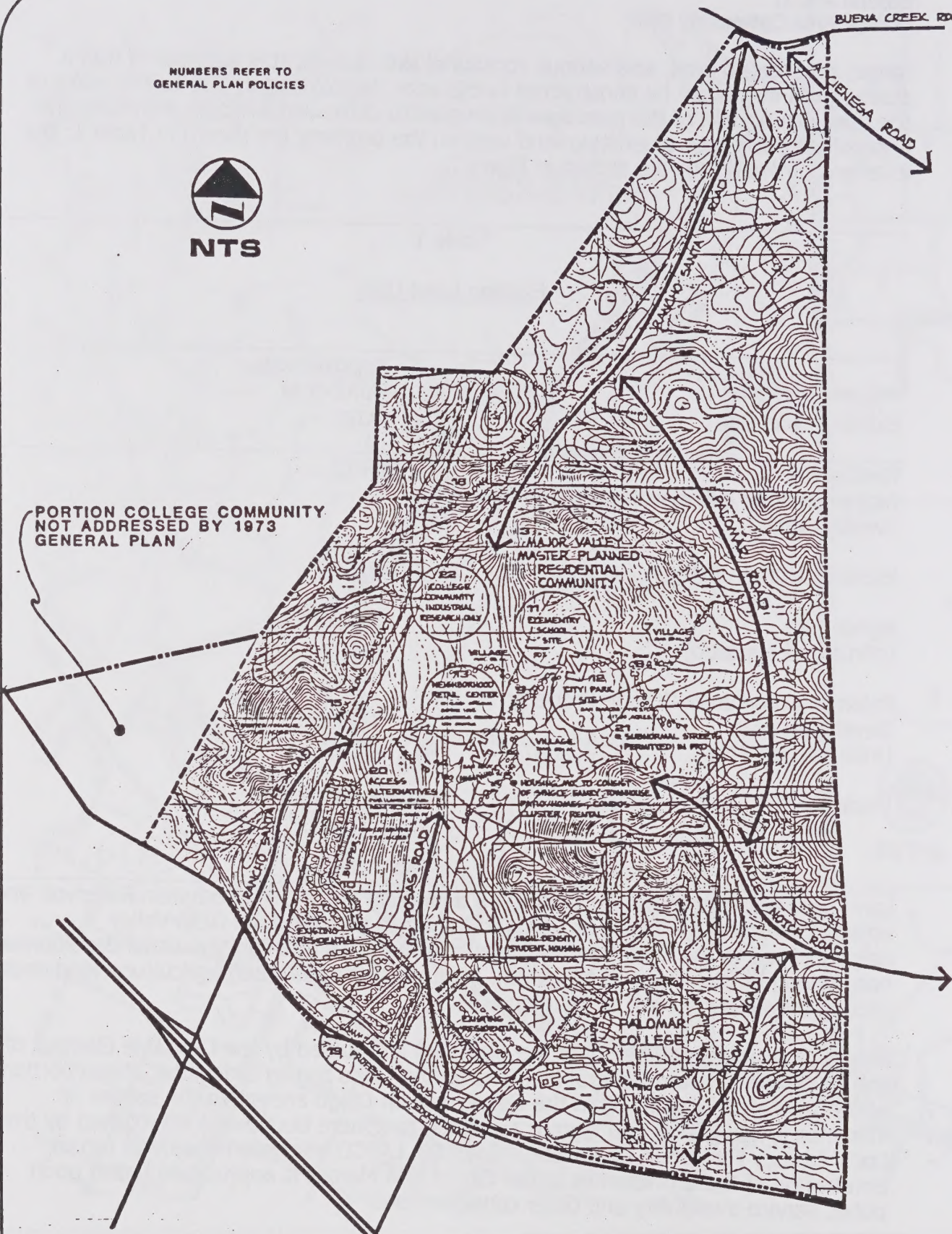


FIGURE 4

EXISTING GENERAL PLAN

B. ENVIRONMENTAL CONSIDERATIONS

1. Landform/Geology/Soils

Topographically, the 1,500 +/- acre community plan area is characterized by steeply sloping areas in the northern and eastern portions of the property and by a lower valley area in the central portion of the property. Elevations on the property range from approximately 525 feet above mean sea level (AMSL) in the southwestern corner of the property to approximately 1,150 feet AMSL along the eastern boundary of the plan area (Figure 5). No unique or unusual landforms are located on the property, although the steep slopes, rolling hills, and undeveloped central valley area do provide a visually pleasing sight, particularly from the higher elevations on the property. Figure 6 is a slope analysis of the plan area which graphically depicts the topography of the entire 1,500 +/- acre property.

No major faults have been mapped in the vicinity of the community plan area. The closest major fault to the property is the Rose Canyon fault which is located approximately 13 miles to the southwest. The Rose Canyon fault is considered to be potentially active. The active faults nearest to the plan area are the Elsinore fault and the San Jacinto fault located 16 miles and 45 miles northeast of the property, respectively. The greatest geologic hazard associated with a seismic event in the vicinity of the plan area would be groundshaking. Given the relatively low magnitude of potential earthquakes expected to occur along major fault zones in the vicinity of the College Area Community and the distance of the plan area from potential earthquake epicenters, the risk of significant groundshaking during a seismic event is considered to be minimal (MV Engineering, 1980). The risk of other seismic-related geologic hazards within the boundaries of the plan area, such as surface rupture, mudflows, and liquefaction, is considered to be very slight.

No landslides have been noted within the plan area, but steep slopes constructed in Tertiary sediments along the railroad right-of-way adjacent to Mission Road have failed in the past. The primary design consideration for slopes cut in the Tertiary sediments would be provision of adequate buttressing.

The majority of the project site is underlain by the Santiago Peak metavolcanics of Jurassic age. Such weathered metavolcanic rock generally excavates as a sandy, gravel material and is generally classed as potentially expansive in nature. Blasting of such weathered rock formations typically generates some oversized rock material. Granitic rocks of the Southern California batholith are exposed at the highest elevations of the property in the northern and eastern portions of the plan area.

The central valley portions of the plan area are generally characterized by alluvial deposits underlain by Tertiary sediments made up of deep clay and silt. These alluvial deposits appear to be the products of weathering of the fractured rocks located on the surrounding hillsides. It is estimated that the thickness of the alluvial deposits in portions of the plan area, particularly within established drainage courses, may be as much as 6 to 8 feet. These alluvial clay and silt deposits are potentially highly expansive.

According to the U.S. Soil Conservation Service's soil survey of the project area, 15 soil types overlay the plan area. The locations of these soil types are shown on the Soils Map (Figure 7). Table 2 describes the classifications and interpretations of these 15 soil

types. The approximate percentages of the plan area overlain by each soil type are also shown in Table 2. All of the soils on the property are moderately to well drained and most exhibit medium runoff potential. Soils in the upper elevations of the property demonstrate moderate to high erosion susceptibility while those at lower elevations are less susceptible to erosion. As is evident by an examination of Figure 7 and Table 2, the central valley portion of the plan area is overlain by numerous clay soils which possess high shrink/swell potential. Approximately 37 percent of the plan area is covered by these types of soils which have resulted from the weathering of metavolcanic rock and deposition of alluvial materials as described above. Such soils would require remedial grading or excavation prior to development.

Implications for Planning

Geologic factors do not appear to be significant constraints to future development of the site. project-specific review will be required at the time of subdivision to determine any needed remedial treatment of slopes or soils. Landform considerations, however, are very important features of the Plan. Residential density development ideally should be situated in flat areas where grading can be minimized. Low density or custom home development which requires less disturbance is more suited to the steeply sloping portions of the plan area.

2. Hydrology

The College Area Community is located within the Carlsbad Hydrographic Unit. The Carlsbad Hydrographic Unit encompasses an area of approximately 210 square miles and is drained by Escondido, Buena Vista, Agua Hedionda, and San Marcos Creeks. Its major storage area is Lake Wolhford. Escondido Creek, the major stream in the unit, has three tributaries: Reidy, North Fork, and Jack Creeks. The combined drainage of Escondido Creek and its tributaries discharges into San Elijo Lagoon. San Marcos Creek and its tributaries drain the central part of the hydrographic unit and discharge into Batiquitos Lagoon (SANDAG, 1980).

As shown in the hydrology analysis (Figure 8), six drainage sub-basins are located within the planning area. They are associated with Agua Hedionda Creek, which flows in an east to west direction across the northern and west-central portions of the College Area Community, and with a tributary of San Marcos Creek, which generally follows the alignment of Las Posas Road and flows in a north-to-south direction. Agua Hedionda Creek eventually drains into Agua Hedionda Lagoon, approximately 10 miles west of the plan area. San Marcos Creek discharges into Batiquitos Lagoon, approximately 8 miles southwest of the College Area Community. According to hydrologic engineer studies, flood flows generated within the plan area could be accommodated by standard flood control channels, culverts, and curbs and gutters.

A particularly troublesome flooding problem in the San Marcos area is located approximately 0.75 miles southeast of the College Area Community at the San Marcos Creek crossing of San Marcos Boulevard near the intersection of Twin Oaks Valley Road. The only flood control facility presently located at this intersection is a 12-inch pipe which can be easily plugged with mud or debris. During a major storm, the intersection can be rendered impassible. According to the County Department of Sanitation and Flood Control, improvements at this intersection involving the elevation of Twin Oaks Valley Road would help to alleviate some of the flooding problems (County of San Diego, Comprehensive Plan for Flood Control and Drainage, 1976). It should be noted

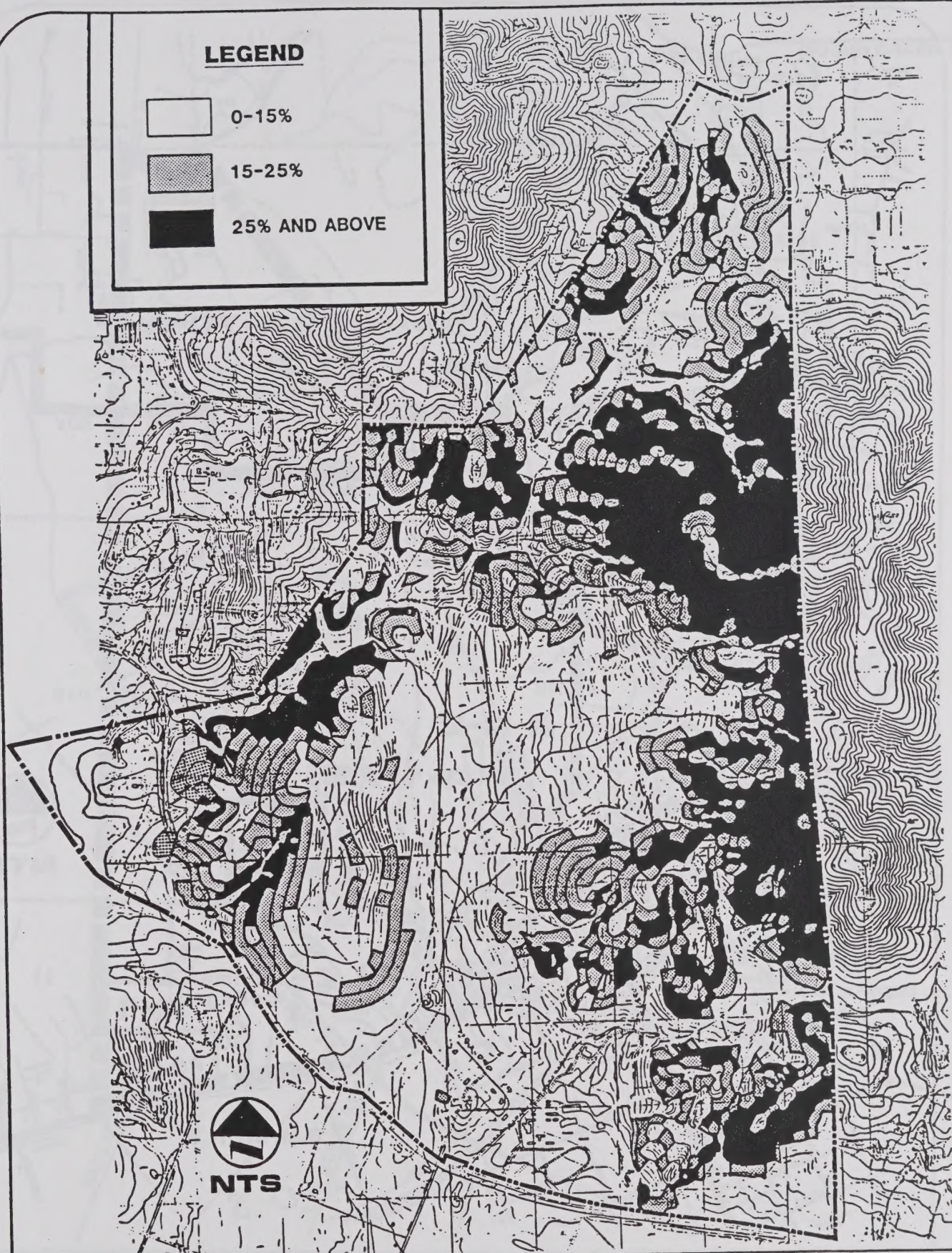


FIGURE 6

SLOPE ANALYSIS

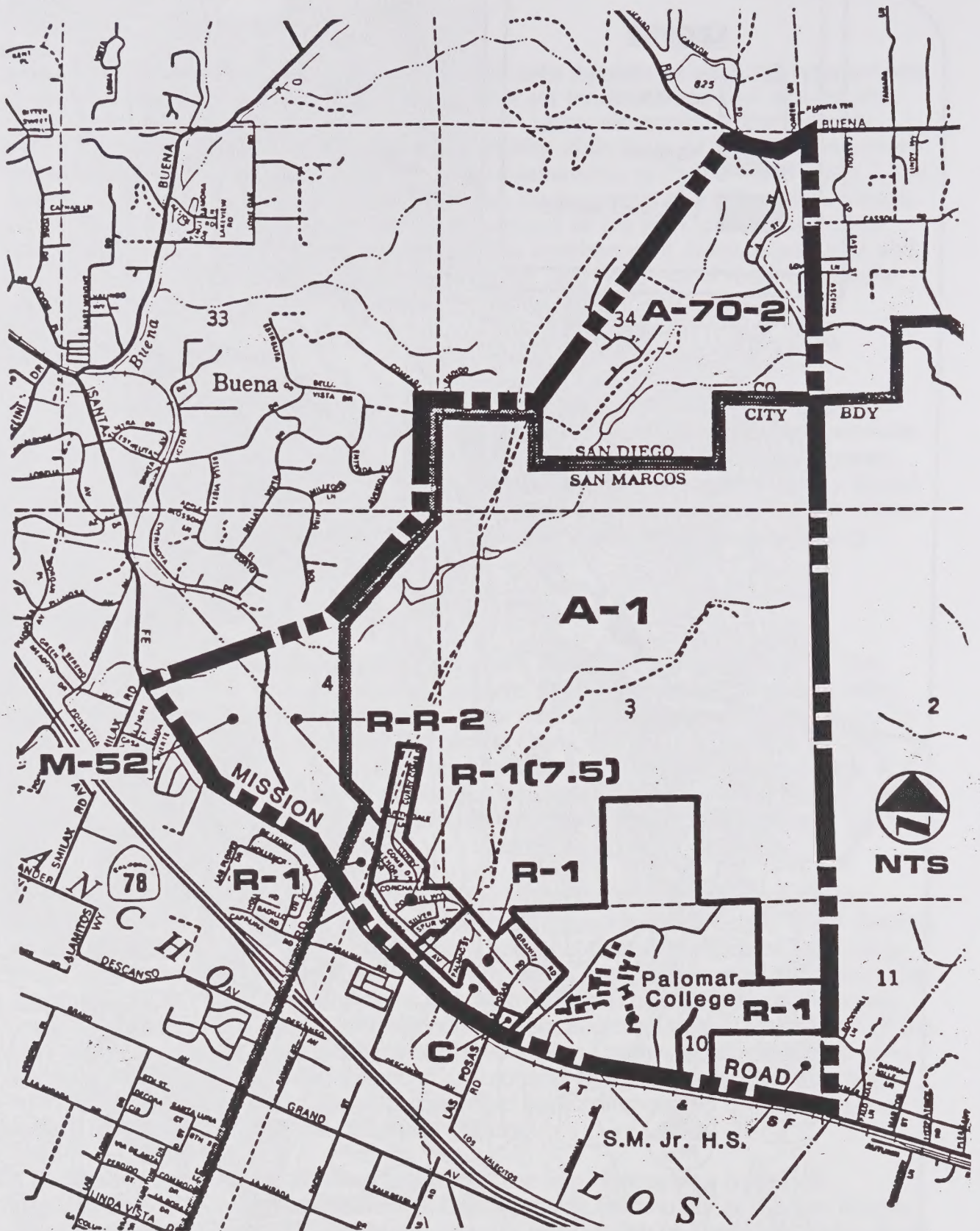


FIGURE 5

EXISTING ZONING

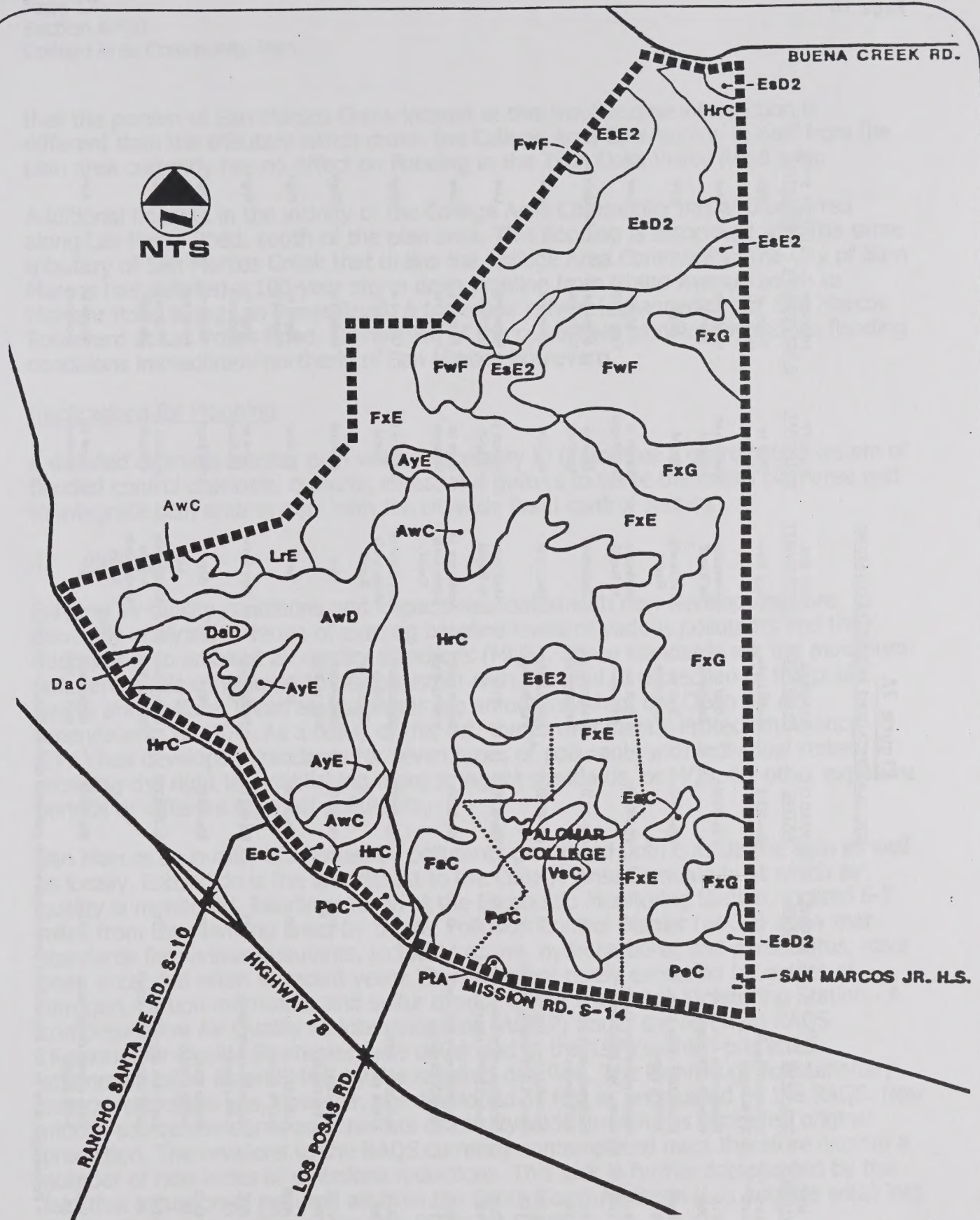


FIGURE 7

SOILS MAP

Figure 7A
SOIL CLASSIFICATIONS AND INTERPRETATIONS

MAP SYMBOL*	SOIL NAME	STORIE INDEX	CAPABILITY RATING	NATURAL DRAINAGE	SUB-SOIL PERMEABILITY	RUNOFF POTENTIAL	EROSION SUSCEPTIBILITY	SHRINK SWELL POTENTIAL
HrC 16%	Huerhuero loam, 2-9% slopes	41	IIIe-3(19)	Moderately Well	Very Slow	Slow to Medium	Slight to Moderate	High
FxE 20%	Friant rocky fine sandy loam, 9-30% slopes	8	VIIIs-8(19)	Well to Excessive	Moderate to Rapid	Medium to Rapid	Moderate to High	Low
FwF 8%	Friant fine sandy loam, 30-50% slopes	5	VIIIs-8(19)	Well to Excessive	Moderately Rapid	Rapid	High	Low
FxG 14%	Friant rocky fine sandy loam, 30-70% slopes	5	VIIIs-8(19)	Well to Excessive	Moderate to Rapid	Rapid to Very Rapid	High to Very High	Low
FaC 2%	Fallbrook sandy loam, 5-9% slopes	37	IIIe-1(19)	Moderately Well to Well	Moderate	Slow to Medium	Slight to Moderate	Moderate
EsD2 12%	Escondido very fine sandy loam, 9-15% slopes, eroded	43	IVe-8(19)	Moderately Well to Well	Moderate	Medium	Moderate	Low
EsE2 4%	Escondido very fine sandy loam, 15-30% slopes, eroded	32	VIe-8(19)	Well	Moderate to Rapid	Medium to Rapid	Moderate to High	Low
EsC 1%	Escondido very fine sandy loam, 5-9% slopes	51	IIIe-8(19)	Moderately Well to Well	Moderate to Moderately Rapid	Slow to Medium	Slight to Moderate	Low
AyE 3%	Auld stony clay, 9-30% slopes	29	VIe-7(19)	Moderately Well to Excessive	Very Slow to Moderately Rapid	Medium to Rapid	Moderate to High	High
AwC 2%	Auld clay, 5-9% slopes	47	IIe-5(19)	Moderately Well to Well	Slow	Medium	Moderate	High
AwD 7%	Auld clay, 9-15% slopes	39	IIIe-5(19)	Well	Slow	Medium	Slight to Moderate	High
PeC 7%	Placentia sandy loam, 2-9% slopes	49	IVe-3(19)	Moderately Well	Very Slow	Slow to Medium	Slight to Moderate	High
DaD 1%	Diablo clay, 9-15% slopes	37	IIIe-5(19)	Well	Slow	Medium	Slight to Moderate	High
LrE 1%	Las Posas stony fine sandy loam, 9-30% slopes	24	VIe-7(19,20)	Moderately Well to Well	Moderately Slow to Moderately Rapid	Medium to Rapid	Moderate to High	High
VsC 2%	Vista coarse sandy loam, 5-9% slopes	45	IIIe-1(19)	Moderately Well to Well	---	Slow to Medium	Slight to Moderate	Low

* Percentages refer to the approximate percentages of the plan area covered by each soil type.

that the portion of San Marcos Creek located at this troublesome intersection is different than the tributary which drains the College Area Community. Runoff from the plan area currently has no effect on flooding in the Twin Oaks Valley Road area.

Additional flooding in the vicinity of the College Area Community has also occurred along Las Posas Road, south of the plan area. This flooding is associated with the same tributary of San Marcos Creek that drains the College Area Community. The City of San Marcos has installed a 100-year storm drain pipeline from Grand Avenue south to McMahr Road along Las Posas Road. A triple box culvert is planned under San Marcos Boulevard at Las Posas Road. Completion of the culvert will significantly reduce flooding conditions immediately northerly of San Marcos Boulevard.

Implications for Planning

A detailed drainage master plan will be necessary to guarantee a coordinated system of flooded control channels, culverts, curbs, and gutters to serve the entire plan area and to integrate plan area system with the citywide flood control system.

3. Air Quality

Existing air quality conditions and impacts associated with new development are generally analyzed in terms of existing baseline levels of various pollutants and their relationship to ambient air quality standards (MQS). These standards are the maximum pollutant levels considered to be consistent with the goal of protection of the public health and welfare. Clean air standards are an outgrowth of the Clean Air Act Amendments of 1970. As a result of this act, the Environmental Protection Agency (EPA) has developed standards for seven types of pollutants with individual states retaining the right to establishing more stringent standards, or MQS, for other exposure periods or different types of pollutants.

San Marcos air quality is affected by pollutants generated both outside the area as well as locally. Escondido is the site closest to the College Area Community at which air quality is monitored. Readings taken at the Escondido Monitoring Station, located 6-7 miles from the planning area, by the Air Pollution Control District (APCD) show that standards for various pollutants, including ozone, hydrocarbons, and particulates, have been exceeded often in recent years. Standards are rarely exceeded for oxides of nitrogen, carbon monoxide, and sulfur dioxide at the Escondido Monitoring Station. A comprehensive Air Quality Maintenance Plan (AQMP) under the acronym RAQS (Regional Air Quality Strategies) was developed in the 1970's which predicted attainment of all federal MQS by the required deadline. The technology for stationary source reductions has, however, not developed as fast as anticipated by the RAQS. New mobile source standards and the rate of county-wide growth has exceeded original prediction. The revisions to the RAQS currently contemplated must therefore explore a number of new areas of emissions reductions. This task is further complicated by the fact that incursion of polluted air from the South Coast Air Basin (Los Angeles area) into the North County portion of the San Diego Air Basin.

For various reasons, inland areas of San Diego County may or will find it very difficult to achieve federal standards for all pollutants by the federally mandated deadline of 1987. Portions of the San Diego Air Basin are designated "non-attainment" areas because they do not meet the federal standard for certain pollutants. The entire basin is a

non-attainment area for ozone; the western two-thirds of the county is a non-attainment area for particulates, carbon monoxide, and oxides of nitrogen.

Implications for Planning

If the revised RAQS is to succeed, development such as that proposed within the College Area Community must be consistent with the AQMP. In other words, the rate and magnitude of growth anticipated as a result of the proposed development must be consistent with the demographic projections made by the San Diego Association of Governments (SANDAG) during preparation of the RAQS. Specific RAQS tactics can be incorporated into the Plan to aid attainment of clean air standards.

The design and land use composition of a new community such as that proposed in the plan area can have a significant effect on the magnitude of potential air quality impacts. A poorly planned community could generate an unnecessarily high level of pollution. A well planned community, to the extent that it functions as an integrated and balanced system, could assist in the reduction of adverse air quality effects. The final land use plan for the College Area Community should provide a diversity of land uses so that as residential, shopping, and employment opportunities are all available within or adjacent to the community boundaries. The provision of a variety of land use types would ensure that the needs of most residents would be accommodated within the community. This would reduce the number and length of automobile trips to and from the community.

The community plan should also facilitate implementation of certain aspects of the RAQS tactics. Residential areas should be located in close proximity to employment and commercial centers in order to reduce trip generation. Bicycle paths should be provided between residential, shopping, and employment areas to further reduce trip generation. Regulation and enforcement of clean air standards by the APCD, requirements to decrease energy consumption, and implementation of mass transit facilities by state and local agencies must also be relied upon to reduce air pollutant emissions.

4. Biological Resources

Vegetation Communities

Vegetation within the plan area consists of five distinct plant communities: freshwater marsh, riparian woodland, maritime sage scrub, Southern California grassland, and mixed chaparral. Other areas of the property have been disturbed or are occupied by existing development.

The locations of the plant communities on the property are shown in Figure 9. The biological significance of these habitats, ranked in order of importance, is illustrated in Figure 10. Table 2 provides a description of the approximate acreages and percentage of the plan area characterized by various vegetation types. The approximate acreages of disturbed areas are also shown in the Table below:

LEGEND

- | | |
|---|--|
|  | COMMUNITY PLAN BOUNDARY |
|  | DRAINAGE BASIN LIMITS |
|  | DRAINAGE AREA BOUNDARY |
|  | CONCENTRATION POINTS |
|  | EXISTING FLOW LINE LOCATION |
| Q₁₀₀ | 100-YEAR DESIGN STORM
(rational method) |
| cfs | CUBIC FEET/SECOND |

DATA THIS AREA UNAVAILABLE
(NOT INCLUDED IN
1975 VTN STUDY)



FIGURE 8

HYDROLOGY ANALYSIS

TABLE 2
Existing Plant Communities

Plant Community	Approximate Acres On-Site	Approximate Percent of Site
Freshwater Marsh	4	0.25
Riparian Woodland	8	0.5
Maritime Sage Scrub	832	53
Disturbed Maritime Sage Scrub	12	0.3
Southern California Grassland	51	3
Disturbed Grassland	379	24
Mixed Chaparral	1	0.05
Eucalyptus Groves	3	0.2
Coyote Bush Successional	8	0.5
Ponds/Reservoirs	5	0.2
Developed Areas	155	10
Orchards	130	8

Both the freshwater marsh and riparian woodland habitats are present within the plan area primarily due to water from agricultural runoff. Were it not for this manmade water source, it is unlikely that these habitats would be present within the plan area. freshwater marsh occurs along the drainages and fringes of the ponds along the western boundary of the plan area. Riparian woodland is scattered along Agua Hedionda Creek, an east-to-west trending drainage course in the northwestern portion of the plan area. Very few cottonwoods or sycamores, trees which are generally characteristic of riparian woodland areas, appear within the plan area.

The maritime sage scrub plant community is found primarily on the steeper slopes within the plan area and generally corresponds with the occurrence of metasedimentary soils. A small portion of the maritime sage scrub habitat has been disturbed. These areas are located near orchards and are possibly being prepared for tree planting.

Native southern California grassland occurs on clay soils in the southwestern and west-central portions of the plan area. In terms of regional significance and rarity status, it is the most important plant community on the property since it tends to support sensitive plants and animals. This plant community is characterized by the absence of shrubs and the presence of grasses including native perennials and non-native annuals. Numerous perennial herbs are also located within the grassland area. In areas where non-clay soils have intruded into the central valley area, the grassland habitat disappears and shrubby vegetation characteristic of the maritime sage scrub habitat is present.

A large portion of the grassland vegetation within the plan area has been moderately to severely disturbed by motorcycle and other vehicle and pedestrian activities. These disturbed grassland areas are located in the central portion of the property, contain a very low percentage of native species, and are of little biological significance.

Mixed chaparral, eucalyptus groves of various ages and dimensions, and a successional vegetation type dominated by coyote bush (Bacharris oilularis ssp. consanguinea) occupy the remaining undeveloped portions of the plan area. These areas are not considered to be biologically significant.

Sensitive Plant Species

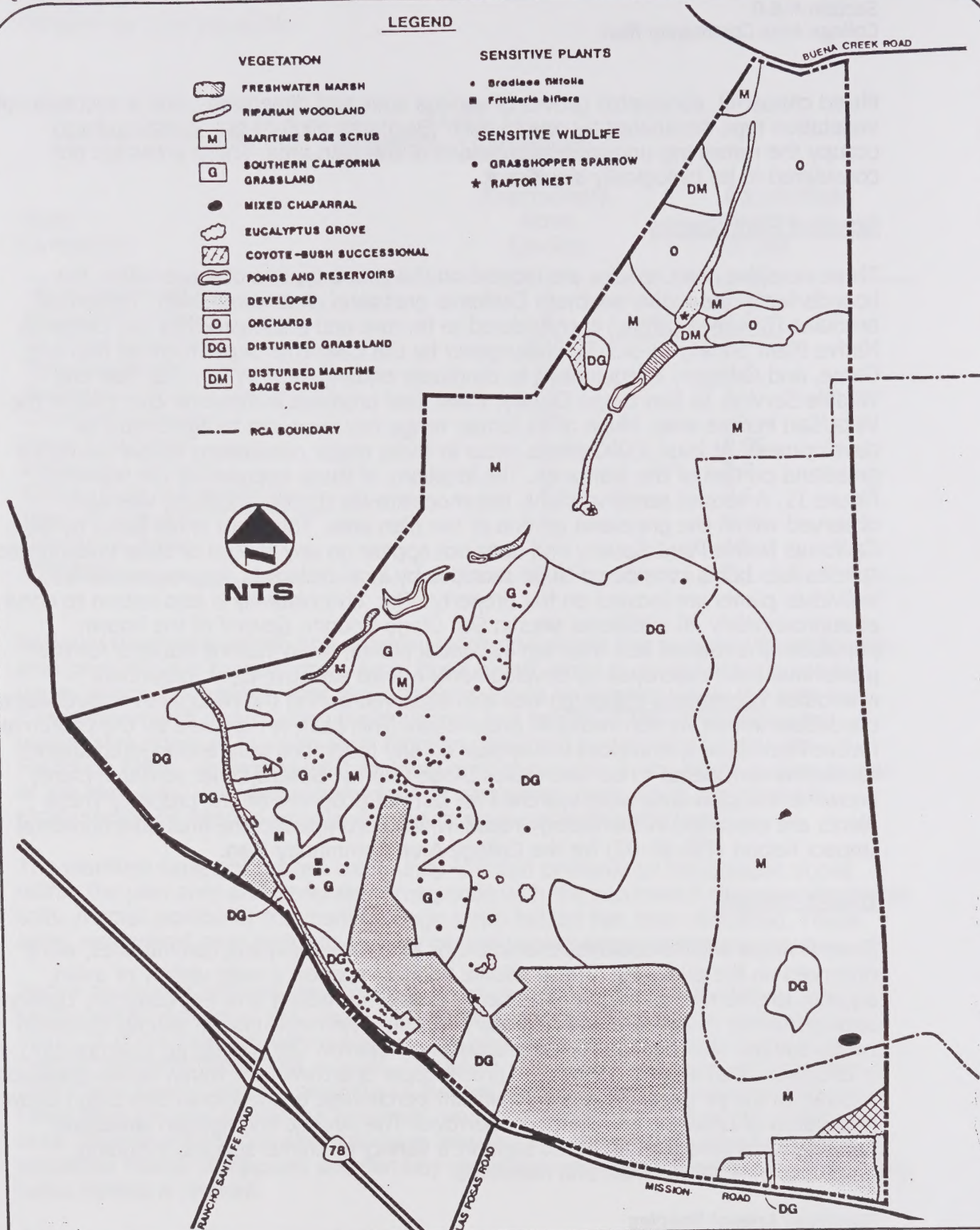
Three sensitive plant species are located on the property, two of these within the boundaries of the native southern California grassland plant community. Threadleaf brodiaea (Brodiaea filifolia) is considered to be rare and endangered by the California Native Plant Society (3-3-3-3), endangered by the California Department of Fish and Game, and Category I (equivalent to candidate endangered) by the U.S. Fish and Wildlife Service. In San Diego County, threadleaf brodiaea is found on clay soils in the Vista/San Marcos area. Much of its former range has been lost to agriculture or development. At least 3,000 plants occur in three major populations within the native grassland portion of the plan area. The locations of these populations are shown in Figure 11. A second sensitive plant, the chocolate-lily (Fritillaria biflora) was also observed within the grassland portion of the plan area. This plant is not listed by the California Native Plant Society and does not appear on any federal or state endangered species lists but is considered to be sensitive by local biologists. Approximately 300 individual plants are located on the property. The chocolate-lily is also known to occur at approximately 20 additional sites in San Diego County. Several of the known populations consist of less than ten individual plants; many historic habitats for this plant have been destroyed by development. A third sensitive plant, greenbark ceanothus (Ceanothus spinosus) was also observed during the biological reconnaissance conducted in conjunction with EIR preparation. This plant is not listed by the California Native Plant Society and does not appear on any federal or state endangered species lists but is considered to be rare in San Diego County. Several other sensitive plants known in the plan area were searched for but not observed on the property. These plants are described in the biology report which accompanied the final Environmental Impact Report (EIR 81-02) for the College Area Community Plan.

Wildlife Habitats

Several major wildlife habitats, characteristic of the various plant communities, were observed on the plan area. These wildlife habitats support a wide variety of avian, aquatic, and terrestrial wildlife. The native grassland habitat is of extraordinary quality and usefulness to resident and migratory wildlife. The most notable species observed within the grassland habitat is the grasshopper sparrow (Ammodramus savannarum). It is estimated that at least 15 pairs of grasshopper sparrows nest within native grassland habitat on the property. This is a significant percentage of the known San Diego County population of breeding grasshopper sparrows. The aquatic and riparian woodland habitats within the plan area also support a variety of animal species, including amphibians, reptiles, birds, and mammals.

Sensitive Animal Species

Twelve of the animal species located within the plan area are considered to be sensitive by various authorities, agencies, and local biologists. A total of 21 other sensitive animals may also inhabit the site but were not detected during the survey. Closely tied

**FIGURE 9****BIOLOGY**

LEGEND

- 1 PRIORITY ONE: Unique Regional Significance
- 2 PRIORITY TWO: Regional Significance
- 3 PRIORITY THREE: Not of Regional Significance
- 4 PRIORITY FOUR: Not of Biological Concern



NTS

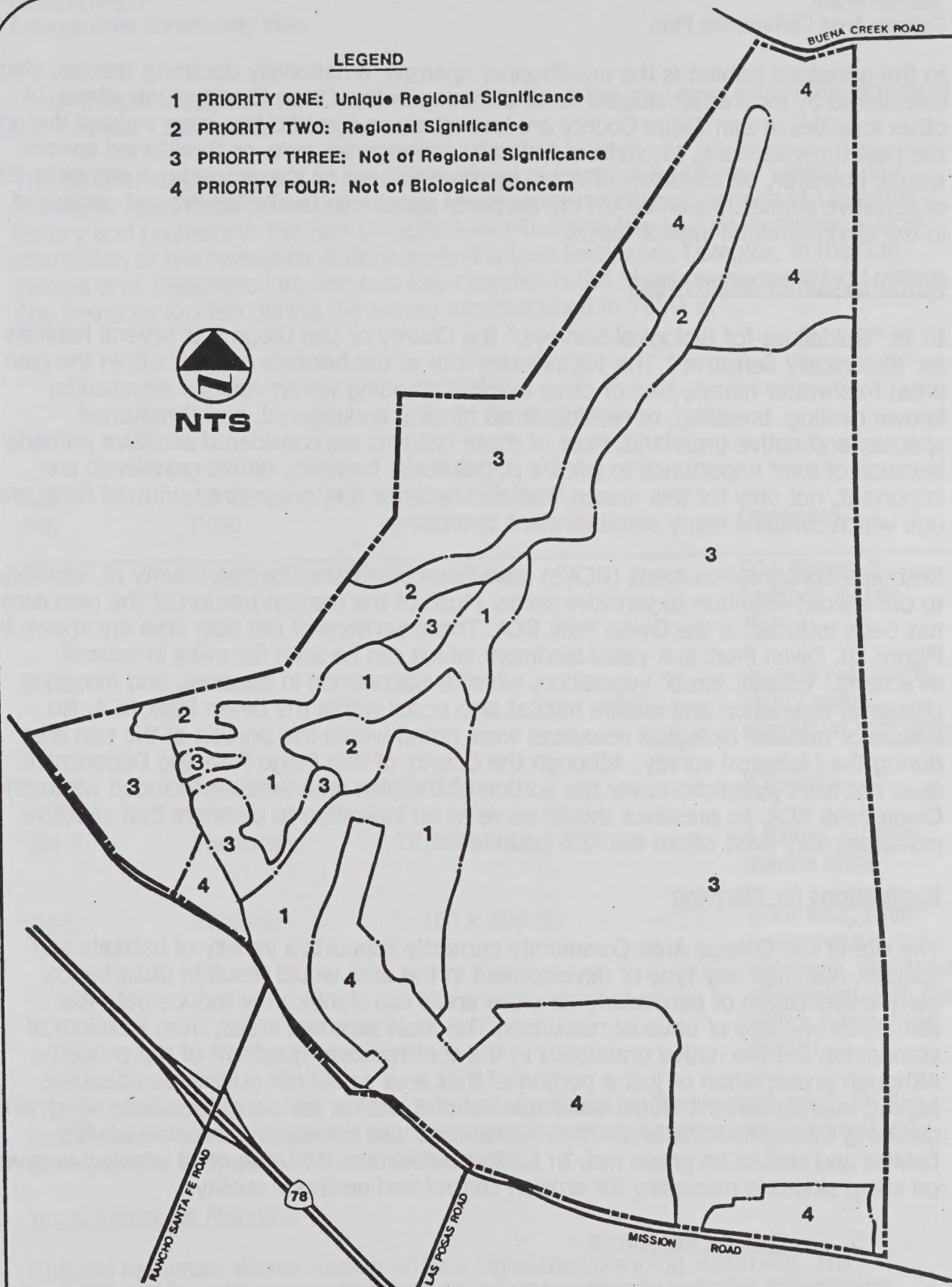


FIGURE 10

HABITAT SENSITIVITY

to the grassland habitat is the grasshopper sparrow, a nationally declining species, also considered by local ornithologists to be declining in San Diego County. Only about 14 other localities in San Diego County are known where this bird has been sighted during the past three seasons. No state or federally endangered, rare, or threatened species would, however, be adversely affected by development on the property. A complete list of sensitive animals observed on the property appears in the biology report contained in the environmental impact report.

Resource Conservation Areas

In its "Guidelines for Biological Surveys," the County of San Diego lists several habitats as "Biologically Sensitive." This list includes four of the habitats present within the plan area: freshwater marsh, lake or other body of standing water; riparian woodlands; known nesting, breeding, or feeding areas of rare, endangered, and threatened species; and native grassland. Most of these habitats are considered sensitive primarily because of their importance to wildlife populations; however, native grasslands are important, not only for this reason, but also because they support an unusual flora, and one which contains many sensitive plant species.

Resource Conservation Areas (RCA's) have been established by the County of San Diego to call special attention to sensitive areas. Much of the eastern portion of the plan area has been included in the Owen Peak RCA. These portions of the plan area are shown in Figure 10. Owen Peak is a visual landmark which can be seen for miles in several directions. "Coastal scrub" vegetation, which is uncommon in the area, and mixed chaparral vegetation and wildlife habitat also occur within the Owen Peak RCA. No unique or unusual biological resources were noted within this portion of the plan area during the biological survey. Although the County of San Diego Planning Department does not have jurisdiction over the portion of the plan area which is included within the Owen Peak RCA, its presence should serve as an indication to planners that sensitive resources may exist within the RCA boundaries.

Implications for Planning

The site of the College Area Community currently supports a variety of habitats and species. Although any type of development in the area would result in disturbance, early identification of particularly sensitive areas can significantly reduce potential disruption and loss of unusual resources. The most sensitive areas, from a biological standpoint, are the native grasslands in the southwestern quadrant of the property. Although preservation of just a portion of that area would not guarantee adequate habitat maintenance, it would allow survival of a habitat and sensitive plants which are declining throughout the area. The riparian area also serves as a valuable wildlife habitat and should be preserved. In addition, minimum disturbance of vegetative cover on steep slopes is necessary for erosion control and aesthetic quality.

5. Cultural Resources

An archaeological survey, conducted in conjunction with preparation of the EIR for the College Area Community Plan, located three prehistoric and two historic sites on the property. In addition, the records searches at San Diego-State University and the Museum of Man revealed the presence of 13 recorded sites within the plan area. All of

these sites are located in the southern one-fourth of the plan area within the vicinity of the Palomar Community College property.

The cultural stages present in the San Marcos area span a 9,000 year period and include at least three cultural traditions reminiscent of different periods of California history and prehistory: the San Dieguito-Paleo-Indians; the La Jolla Complex, a local expression of the Millingstone Horizon; and a Late Prehistoric Complex, in the San Marcos area designated as San Luis Rey complex is the Shoshonean-speaking Luiseno. The five sites located during the survey are described in Table 3.

Table 3
Cultural Resources

Site No.	Horizontal Type	Estimated Cultural Material Extent	Observed
SM-I	Prehistoric	100 x 70m.	50+ flakes, 1 bedrock milling slick
SM-2	Historic	20 x 20 m.	Burned residence, round nails, aluminum roof nails
SM-3	Prehistoric	5 x 20 m.	5 flakes
SM-4	Prehistoric	20 x 20 m.	4 flakes, 1 piece marine shell
SM-5	Historic	100 x 200 m.	Rock wall, small trailer house, out buildings, and trash associated with the Millick homestead (1916)

The prehistoric sites do not appear to be of significant archaeological value. Of the historic sites, SM-5 is regarded as most important since it represents a homestead dating to the early part of the 20th Century.

Implications for Planning

Cultural resources do not appear to be a significant planning constraint. The homesteader occupying site SM-5 could, however, provide valuable information regarding the early history of the San Marcos development and should be interviewed prior to development.

6. Energy Consumption

Natural gas and electrical service to the College Area Community is provided by the San Diego Gas and Electric Company (SDG&E). A large high pressure gas main was installed in the City of San Marcos several years ago which serves as the primary distribution facility for natural gas. On-going expansion at the San Onofre Nuclear Power Plant is expected to ensure the provision of adequate electrical power to the northern portions of San Diego County for the foreseeable future.

Since the majority of the 1,500 +/- acre College Area Community is presently vacant, current energy use within the plan area is minimal. Facilities presently exist, however, to serve Palomar Community College and existing residential development within the plan area. Few automobile trips are presently generated by residents of the College Area Community and gasoline consumption is correspondingly low; Palomar Community College is, however, currently a high generator of automobile trips.

Electricity, natural gas, and gasoline are considered to be limited resources. Conservation of these resources has become an important national priority. While supplies of energy do not seem to be severely limited at the present time, shortages can occur with relatively little warning due to unforeseen political or economic circumstances. Therefore, minimization of energy use is an important planning objective.

Implications for Planning

Certain energy conservation measures should be incorporated into the energy element and/or the design element of the final community plan. All structures should be constructed such that each would have adequate solar access for use of solar energy for hot water heating. The use of passive solar heating and cooling systems including state-of-the-art ventilation and insulation techniques should be incorporated into the design of all structures. Use of a minimum of low wattage decorative lighting as part of landscape development should also occur in order to reduce energy consumption.

Provision of a variety of land uses within the plan area would enable residents to minimize automobile use and therefore to reduce energy consumption. Placement of residential, employment, educational and recreational opportunities in close proximity to each other would be an initial step in attaining an economically balanced community concept. Provision of such a mixture of land uses must be accompanied, however, by a well-integrated system of bicycle paths and pedestrian walkways. In addition, facilities such as secure bicycle storage racks and lockers would also contribute to encouragement of alternate forms of transportation.

C. PUBLIC FACILITY CONSIDERATIONS

1. Water SUPPLY

Two local water agencies presently serve the College Area Community, the San Marcos County Water District (SMCWD), and the Vista Irrigation District (VID). The VID serves only the extreme northern portion of the plan area. The planning and construction of water distribution facilities in conjunction with development within the majority of the plan area is likely to be carried out by the SMCWD as part of a district-wide program.

The SMCWD, in conjunction with engineering consultants, has recently completed an update of its Master Water Plan. This plan calls for the future installation of two water storage tanks to serve as the "backbone" water supply system for the College Community. These tanks would have a combined capacity of 3.0~ million gallons per day (mg/d); more than adequate to serve the community at build-out under the adopted plan (residential demand at build-out is estimated at .5 mg/d).

The District's master plan does not address future water distribution requirements. Specifics regarding the size and location of water transmission lines, etc., to serve new growth would be worked out as actual plans for development materialized.

Existing water distribution facilities in the vicinity of the college area include a line connecting to the County Water District aqueduct approximately 10,000 feet north of the College Area Community, and a 12-inch connecting line crossing the southern portion of the plan area and terminating at a pressure reducing station located southwest of the plan area. A turnout from the CWA aqueduct is also located in the vicinity of the pressure reducing station.

Although the availability of water in Southern California could become a constraint to development in future years, the policy position of the CWA is that it is capable of providing potable water in the quantities required by its member agencies (which include the SMCWD). This policy is implemented by augmenting supplies when necessary to meet the growing needs of the service area. In light of this policy, no specific allocation of flows to member agencies exist. It can be assumed that an adequate supply to serve the College Area would be available to both the SMCWD and the VID from the CWA.

The assessment of water connection fees on new development would provide funding for the implementation of required water system improvements concurrently with increased demand. Requiring individual developers to provide sufficient water storage facilities to serve their project's would ensure maintenance of adequate reserve capacity. User fees collected from existing and future development would allow the purchase of additional flow to meet this demand. These on-going fees would also continue to fund expanded district operations and maintenance activities.

Implications for Planning

Although the CWA is committed to provide water service to its member agencies, water supply is an important issue in the planning of new developments. The water distribution system must be sized and designed to serve the plan area at full build-out. Because potable water is not-a natural resource in southern California, water conservation should be given a high priority in community planning. Although many water conservation measures must be implemented by individual residents, several opportunities are available on the community level to conserve water. For example, drought tolerant plant species should be used extensively in landscaping; drip irrigation of plants should be used when feasible; and all subdivisions should contain low-flow water devices.

Because of the difficult topography throughout much of the College area, high priority should be given to ensuring that water-related improvements are designed to provide adequate fire flow (generally speaking, fire flow requirements increase proportionally with an increase in elevation). This would require continued close cooperation between

the SMCWD, the San Marcos Fire Protection District and the City to provide maximum service to the area.

2. Wastewater Treatment

Wastewater transportation, treatment, and disposal services for the entire coastal area of northern San Diego County are provided by the facilities of the Encina Joint Powers Sewer Agency. The sewer agency operates through a Joint Advisory Committee (JAC) made up of representatives from six sewer agencies: the Buena Sanitation District, Encinitas Sanitary District, Leucadia County Water District, San Marcos County Water District, Vista Sanitation District, and the City of Carlsbad. The JAC oversees the operation of the Encina Water Pollution Control Facility and a system of interceptor sewers, trunk sewers, pump stations, and force mains that transport wastewater from the various service areas to the Encina plant.

The Encina plant is located at the intersection of Carlsbad Boulevard and Avenida Encinas in the City of Carlsbad. Primary treatment is currently provided at the Encina plant; secondary treatment will become available with the completion of on-going expansion activities. Effluent from the Encina plant is disposed of via an ocean outfall. The treatment capacity at the Encina plant is currently being increased from 16.0 million gallons per day (mgd) to 18.0 mgd. Future expansion of the facility is expected to increase the capacity to 22.5 mgd. The ultimate planned capacity of this facility is 45.75 mgd. Each of the participating agencies owns a specific percentage of the capacity at the Encina facility. The SMCWD is currently allotted 2.8 mgd of the available capacity at the Encina facility; the SMCWD is currently using 2.5 mgd of its existing allotment. The SMCWD's allotment at the Encina facility will increase to 3.2 mgd with the completion of Phase III expansion activities. This increase will be adequate for approximately 1,600 equivalent dwelling units (EDU's). The SMCWD share of treatment capacity is not expected to exceed 20 percent by the year 2000.

Any planned additions to the wastewater flow for a specific agency must be made within that agency's capacity rights at Encina or such additional capacity as may be made available by the construction or enlargement of satellite reclamation plants.

In addition to its available capacity at the Encina facility, the SMCWD operates the recently reactivated Meadowlark reclamation plant. The Meadowlark facility is located approximately 1.75 miles southwest of the College Area Community. Reclaimed water from the plant can be used for landscape irrigation in the La Costa area or within other parts of the District. At the present time, the capacity of the Meadowlark facility is 0.27 mgd; 0.18 mgd of this capacity is available to the SMCWD for distribution throughout its service area. Planned expansions at the Meadowlark facility will increase the SMCWD's capacity by 0.77 mgd. Future expansion at the Meadowlark facility could increase its capacity to 2.0 mgd.

Sewage generation within the College Area at build-out is estimated at an approximate range of 650,000 to 700,000 gallons per day. To handle flow on this level, the San Marcos County Water District indicates that a sewer trunk line between 15 and 18 inches in diameter would be required to connect the area to the District's San Marcos Boulevard lift station. From this lift station, sewage would then be delivered to an existing outfall line and on to the Encina or Meadowlark treatment plants.

In summary, planned expansions at both the Encina facility and the Meadowlark reclamation plant will increase the SMCWD's sewage treatment capacity during the next several years. Past history of the SMCWD has indicated that an average of 800 EDU per year have been connected to the sewage treatment system during periods of normal growth. Current estimates indicate that the SMCWD's anticipated additional capacity will be sufficient to handle this growth rate as long as that rate does not exceed the forecasts for the San Marcos area nor outpace the scheduled expansion activity.

In addition to potential capacity constraints to future development within the College Area Community, certain downstream physical constraints could affect the provision of sewer service to the plan area by the SMCWD. Transport of raw sewage from the SMCWD to the Encina plant is currently accomplished by a force main connecting to a trunk sewer owned by the Buena Sanitation District (BSD). Capacity in that trunk sewer is leased by the SMCWD. The SMCWD is in the process of designing a new raw sewage line which will carry flows to the Encina plant in pipelines owned entirely by the SMCWD. This new 24-inch line is expected to have a transport capacity of 12.1 mgd and replaces an existing, failing line. A tentative schedule would call for replacement sometime prior to 1985.

The treatment and disposal of wastewater and its reclamation and reuse are subject to the control of several regulatory agencies. The pertinent agencies involved in the public health aspects of wastewater treatments are the County and State Departments of Health Services. These departments are particularly involved in the establishment of specific treatment and control restrictions for the reclamation and reuse of wastewater for irrigation purposes. The protection of surface and groundwater quality is the responsibility of the Regional Water Quality Control Board (RWQCB). The water quality criteria applied by the RWQCB are based on information contained in the Comprehensive Water Quality Control Plan for the San Diego Region, the "Basin Plan". The Basin Plan establishes surface water and groundwater objectives for the entire basin. A set of waste discharge requirements is also established by the RWQCB for each wastewater treatment facility that is proposed for construction.

The Basin Plan also establishes total dissolved solids (TDS) objectives for each drainage basin and sub-basin throughout the region. The TDS content of reclaimed water following sewage treatment is dependent to a large extent upon the TDS content of the potable water supply for the area. In past years, the San Diego region received water exclusively from the Colorado River; Colorado River water has a TDS content of 750 to 800 milligrams per liter (mg/l). At the present time, the region receives a 50-50 blend of Colorado River water and northern California water; this water source has a TDS content of 500-550 mg/l. Normal domestic use of any potable water supply generally adds 250-300 mg/l TDS to the wastewater reaching treatment facilities. Essentially no TDS is removed by primary and secondary treatment; demineralization facilities are generally required for TDS removal. The established TDS objective within the plan area is 1,000 mg/l; the TDS objective east and west of the College Area Community is 1,200 mg/l. No TDS objective exists south of SR 78, south of the College Area Community. If reclaimed water were to be utilized within the plan area, it could become necessary to petition the RWQCB for a modification of the plan area's TDS objective. Such a modification might eliminate the necessity of providing demineralization facilities for the use of reclaimed water within the plan area.

Implications for Planning :

Provision of sewer service is one of the most complex issues facing the future developers of the College Area Community. Plans must be prepared by the developers, in conjunction with the SMCWD, for sewage collection, treatment and effluent disposal. Several alternatives are available for disposing of liquid waste including treatment at the Encina facility and treatment at a satellite reclamation plant. A comprehensive plan for collection, treatment, and effluent disposal must be a key element of this plan.

3. Utilities

As mentioned in the energy consumption section, SDG&E maintains a large high pressure gas main in the City of San Marcos which will serve as the primary distribution source for the College Area Community. Electricity is expected to be available from the San Onofre Nuclear Power Plant. SDG&E is committed to providing service to all customers in this area. Pacific Telephone and Telegraph supplies telephone service to the plan area and is committed to providing adequate service.

Implications for Planning

In order to accommodate the energy needs of the developing community, utility lines should be in place prior to the commencement of construction of each subdivision.

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Section A-5.0

College Area Community Plan

Appropriate phasing of all public facilities is critical for the successful development of the plan area. In addition, for aesthetic purposes, utility lines should be placed underground where feasible.

4. Solid Waste

Solid waste collection throughout the College area is accomplished by private carrier. Service within the incorporated limits of San Marcos is provided by a single contractor under an exclusive franchise granted by the City. Service to the unincorporated area is provided by private licensed haulers on a limited permit basis. collection in both the incorporated and unincorporated areas is supported by monthly service charges levied by individual carriers. No public funds are spent for collection services; rather, in the case of the City, revenue accrues to the General Fund through a franchise fee imposed in return for collection rights.

Solid waste collected within the College area is deposited in the San Marcos Landfill. User fees collected at the landfill accrue to the County General Fund, which in turn supports disposal activities county-wide. Responsibility for locating and developing new landfill sites rests with the County of San Diego, Department of Sanitation and Flood Control.

Remaining volume at the San Marcos Landfill is estimated at 8.2 million cubic yards. Assuming the site continues to operate under current conditions, it is expected to reach capacity in 1993. The City is presently considering a request to construct a waste to

energy plant on a portion of the site. If approved, this facility could provide additional waste disposal capacity and prolong the useful life of the landfill.

Approximately 31 tons of solid waste per day would be generated within the College area at build-out. This figure would account for only a small percentage of the total volume deposited in the landfill daily.

Further development of the College area is expected to have an insignificant impact on solid waste collection services and disposal capabilities. Private carriers could expand their services to meet increased demand for collection as development occurs. As indicated, sufficient disposal capacity exists in the San Marcos Landfill to meet expected demand through 1993. Additional development within the study area is therefore not expected to shorten the useful life of the landfill. In lieu of solid waste conversion or recycling to prolong the life of the existing landfill beyond 1983, a new landfill site facility would be required to serve additional development beginning on or about 1994.

Implications for Planning

Solid waste disposal is not expected to be a significant constraint to development of the College Area Community. Therefore, no immediate action is needed on this level with regard to solid waste disposal. However, future availability of disposal sites is an issue of regional concern and should be addressed by the appropriate regional planning agencies. In addition, alternative disposal methods (i.e.; conversion or recycling) may be explored as a means of extending the useful life of the San Marcos Landfill as well as other landfill sites in the County.

5. Police and Fire Protection

Police protection in the City of San Marcos is provided, through contractual arrangement, by the San Diego County Sheriff's Department. A new contract is negotiated annually. The College Area Community is served by Sheriff's Master Beat 13 from the Vista Substation, located at 325 South Melrose in Vista. Emergency response time to the plan area is from 5 to 7 minutes. The County Sheriff's Department has a policy which calls for the addition of one full-time patrol car per 10,000 persons in conjunction with new development. When appropriate, the County Sheriff's Department also encourages the use of a private patrol force in newly developed areas; such a force has worked well during the past several years in the Lake San Marcos area.

Fire protection in the College Area Community is provided by the San Marcos Fire Protection District which provides service to a 33-square mile area. The fire protection district currently operates two fire stations: Station #1 is located at 333 Firebird Lane and Station #2 is located at 1250 South Rancho Santa Fe Road. Response time from Station #1 to the plan area is approximately 4 to 5 minutes. Response time to the plan area from Station #2 is approximately 8 minutes at mid-day. As a result of new development in the San Marcos area, the number of calls responded to by the Fire District has increased approximately 42 percent over the past seven (7) years.

(A shortage of manpower is currently one of the most serious problems facing the fire district. Due to funding limitations, the district can provide only two firefighters on duty daily at each fire station. This level of service is not adequate to meet the fire defense capability guidelines of the Fire Insurance Service Office. The district is currently providing the maximum level of service possible given existing financial limitations.)

The fire district does not provide paramedic service within its service area. Emergency medical technicians are, however, available. Transportation of patients is accomplished by private ambulance.

Implications for Planning

Several measures to enhance police and fire protection are available for incorporation into a community plan. Subdivisions should be designed in consultation with safety officials to provide ease of access for emergency vehicles. Developments should be designed to discourage night-time crime. Police should be consulted during building and landscaping design so that hiding places for potential criminals can be minimized. In addition, the fire department requires the following measures to be incorporated into all plans:

- A. Fire retardant roof coverings, as defined by the latest edition of the Uniform Building Code as adopted by the City of San Marcos' are required on all new buildings, per the Uniform Fire Code, 1979 Edition, Ordinance 81-3.
- B. Automatic fire sprinkler systems are required in every building where the floor area exceeds 12,000 square feet and throughout all buildings which are three or more stories, regardless of height of occupancy and use.
- C. Street design and cul-de-sacs should provide ease of access to fire control and other emergency vehicles. The names applied to streets are particularly important because duplication and names that sound alike can cause problems under emergency conditions.
- D. The water system design should provide for adequate fire flow with adequate reserve capability.

6. Transportation

In order to evaluate the transportation needs of the proposed College Area Community, an in-depth traffic analysis was conducted by Stephen George & Associates. The traffic study evaluated anticipated plan impacts as well as impacts from adjacent land uses such as Palomar College, the Richmar Neighborhood, the Business/Industrial District and portions of the Barham/Discovery Community.

As part of the traffic analysis, existing traffic counts in the traffic study area were obtained from the City of San Marcos, the County of San Diego and CalTrans.

Additionally, the City Engineering Department, in conjunction with a Traffic Engineer, have evaluated the Plan's transportation network and the current traffic trends for roadways in and adjacent to the College Area Community. To assist in the traffic, certain traffic trends were identified.

Mission Road has experienced a 7 to 15 percent per year increase in traffic since 1977. San Marcos Boulevard has experienced a 1 to 18 percent per year increase in the same period of time. Los Vallecitos Boulevard west of San Marcos Boulevard has shown a 9 percent per year increase over the same time. Rancho Santa Fe Road south of Mission Road has had a 5 percent per year increase during that time. Pico Avenue has

experienced a per year increase of 14 percent. Several roads in the vicinity of the College Area Community consistently experience peak hour capacity problems at the present time. An estimated 30 to 50 percent of the traffic on Mission Road is destined for or originates at Palomar College. According to the traffic analysis, Palomar College is, and will continue to be, the greatest single traffic generator in the area.

Road improvements planned by the City and the Master Street Plan road network will help to alleviate some of the existing capacity and congestion conditions in and around the College Area Community. The significance of Rancho Santa Fe Road north of Mission Road is a part of the regional road network which would assist in the reduction of such traffic on Twin Oaks Valley Road south of Deer Springs Road. Without this "regional connection" between Mission Road and Buena Creek Road, the City would be faced with a significant per year increase on the only existing or planned north-south roadway--Twin Oaks Valley Road. To provide for an acceptable roadway level of service (C or better) within and adjacent to the study area, a comprehensive road plan for the area should be accomplished to meet the needs of the College Area Community and link with other systems outside the area.

The North County Transit District currently provides public transit service to and adjacent to the plan area. Express service is provided along SR 78 Freeway. Local service routes are provided along Mission Road, Rancho Santa Fe Road south of Mission Road, Grand Avenue and San Marcos Boulevard. A bus stop is currently located on Mission Road east of Las Posas Road in the vicinity of Palomar College. The District has long-range studies and plans for a light-rail transit system along the existing rail line south of Mission Road. Such a system is anticipated to be needed sometime after the year 1995. In January, 1981, a study was conducted by the County of San Diego and the North County Transit District. The study would propose light-rail transit stations to be located in two stops in the City. One stop would be at or near the entrance to Palomar College. Such a location would provide a convenient stop for the residents of the College Area Community.

Implications for Planning

This current planning process offers an opportunity for the City to address the proposed roadway system within the plan area and adjacent to the study area. In order to address the current and planned conditions, a comprehensive approach to the study area and vicinity roadway system needs to be formulated as a part of this current planning process. Additionally, this effort, also, provides an opportunity to determine responsibilities for roadway construction based upon sources of applicable traffic volumes.

The single most important issue to address is the deletion of certain roads as a part of this planning process. The deletion and extension of Rancho Santa Fe Road north of Mission Road to Buena Creek Road is critical in this process. It has been identified that the City must retain an additional north-south route which can act as a parallel road system in conjunction with Twin Oaks Valley Road. Therefore, the upgrading and extension of Las Posas Road north of Mission Road as a 102 foot wide arterial street is vital to serve the future residents of the study area but to provide an essential and critical link to the Citywide/Regional road system. As a 102 foot arterial road, Las Posas would serve as the primary entry for the study area residents in substitute for the extension of Rancho Santa Fe Road to Buena Creek Road to the north.

The other roads serving the Community would be the Borden Road connection between Las Posas Road and Twin Oaks Valley Road to the east of the study area. A parallel road to Las Posas Road would be Palomar Road north of Mission Road on the easterly portion of Palomar College campus.

7. Schools

School service in the College Area Community is provided by the San Marcos Unified School District. The only school within the plan area currently administered by the San Marcos Unified School District is San Marcos Junior High School. Several elementary schools are also administered by the school district. Most schools within the district are operating at or near capacity.

Approximately 1,840 additional students would be generated by construction of 2,790 new dwelling units within the College Community. The San Marcos Unified School District utilizes generation factors of 0.77 students per single-family unit and 0.28 students per multi-family unit in determining the potential impacts of new development on the District. The District also assumes that the distribution of students generated by new development by grade level would be as follows: 51.9 percent in grades K-6; 16.9 percent in grades 7-8; and 31.2 percent in grades 9-12.

Using school district distribution assumptions, the breakdown of these students by grade would be as follows:

Grade Level	Estimated # of Students
K-6	920
7-8	299
9-12	552

Discussion with the school district indicates that the maximum enrollment capacity for elementary, junior high and high schools is 500, 1,000 and 2,000 students, respectively. These figures indicate permanent capacity and do not include additional capacity provided by the use of temporary classrooms. Considering permanent capacity only, build-out of the planning area would result directly in the need for at least one, possibly two, additional elementary schools to house students generated by new development. The School District Board has taken a position that initially two sites should be reserved within the study area. The timing of school site(s) development and need is a matter to be determined by the SMUSD Board of Directors. These schools would be locally-serving facilities located within the College Community proper. The proposed community plan takes this requirement into account by reserving two 10 acre sites in the study area as potential elementary school sites. Development of the planning area would also contribute to the need for one additional junior high and one high school. These would be district-serving facilities located outside of the College Community. The school district indicates that the preferable location for the new high school will likely be the mid-Twin Oaks Valley area. The Richland and Barham/Discovery areas are being examined as potential locations for new junior high school facilities.

Funds for acquiring and developing the proposed elementary school site could be derived from a number of sources, including:

- Payment of school mitigation fees by developers.
- Dedication of school site acreage in lieu of mitigation fees (a combination of fees and dedication is also a possibility).

- Acquisition of School construction Grants from the State
- Collection and use of S.B. 201 Funds (for temporary structures only)

Should provision of permanent school capacity not keep pace with development, temporary classrooms could be leased from the State at a nominal cost to the School District.

Implications for Planning

Two elementary school sites must be provided within the College Area Community. The school district prefers that the site be located within reasonable walking distance of most of the students. The location and timing of construction are to be determined by the San Marcos Unified School District Board, in conjunction with development thresholds identified in the implementation section of this plan.

8. Parks and Recreation

San Marcos currently has 70 acres of park land in city ownership. In addition, numerous private parks have been included within recent subdivisions; elementary school playgrounds also serve the recreation needs of the community. Palomar Community College also offers a variety of facilities for active recreation.

Although the city owns a substantial amount of park land, much of that land remains undeveloped. Park development is currently a higher city priority than is acquisition of additional park land.

The Parks and Recreation Element of the City's General Plan indicates that 17 acres of park land be acquired within the College Area Community. Recent changes in State Laws require the acquisition of parklands to be related to increased residential populations, which means that 6-12 acres should be set aside.

Implications for Planning

Provision of adequate park and recreation facilities is a high priority within the City of San Marcos. Several policies are specifically directed toward recreation areas to be provided within the College Area Community. The community plan area is expected to have at least 6-12 acres of developed park land with active, multi-purpose play areas. In addition, the proposed Community Plan requires inclusion of a trails system and a system of open space areas. The location of the park(s) is not specified except that the proposed Community Plan recommends that a city park should be located adjacent to the elementary school in the central portion of the valley. Because the city places such a high priority on provision of recreational facilities, the community plan should also encourage individual developers to provide both active recreation areas and areas for more passive forms of recreation.

Acreage devoted to active uses would be developed in a manner similar to the existing City Park at the intersection of Linda Vista Drive and Rancho Santa Fe Road. Passive areas would consist primarily of lawn and open space, with few recreational amenities. Development of the park adjacent to, and concurrently with, construction of the proposed elementary schools would maximize recreational potential and reduce expenditures for playground equipment.

There are two aspects to park cost analysis:

First, how will the necessary park acreage be acquired? The State Subdivision Map Act allows the City to require payment of park fees or the dedication of park space in exchange for development approval. The City may also require a combination of fees and dedication, depending on its park needs. The precise details of a developer's park contribution are normally worked out through negotiations at the subdivision map stage.

Second, how will necessary park improvements be funded? A need for the following types of recreational facilities at such a park site have been identified:

1. One 100'X 100' soccer field
2. Two 300' X 300' softball fields
3. Restroom facilities
4. Snack Bar
5. One 30'X 50' Multi-purpose building

The City's contribution to these recreational improvements could be derived from park fees collected from new residential development (as discussed above). State grants, county funds and other revenue sources, such as, Mello-Roos Community Facilities District provisions could also be available for these purposes. Given existing park acreage within the City, indications are that the College Area park would not be needed until approximately 750 homes had been built in this community (or until development of the area is 28 percent complete). This projection would allow adequate "lead time" to secure necessary acreage and funding to meet the estimated (1982) \$1,000,000 price tag on the proposed park. Construction of 750 homes would provide park fees which could be applied directly to park improvements. These fees would likely be adequate to fund a substantial portion of the required park facilities identified above. Additional development, in conjunction with other monies would then allow for incremental installation of the remaining park improvements.

Public and private open space areas would also be provided with development of the community. Private area, for use primarily by residents of local subdivision, would be funded entirely by the project developers. Upkeep and maintenance of such areas would be assumed by the Homeowner's Association for each tract. Additional public open space areas could include a "strip" park along the creek channel and adjacent to the small lake in the area. Depending upon the nature of development, funding for recreational improvements of these open space areas could come from development or other additional sources.

Development of a pedestrian/equestrian trail network would also be a high priority item realized with development. Such a system would be installed incrementally, primarily by developers, as the community built out.

D. SPECIAL DESIGN CONSIDERATIONS

1. Natural Features

The principal natural features of the College Area Community are the large, relatively flat valley in the central and south central sections of the property and the steep

hill/ridge formations extending in a north-south direction along the eastern boundary. Secondary hills and ridges exist in the south central, western and northern sections.

The most distinctive stream valley on the property begins near the northern boundary at Buena Creek Road. It extends southwest through the property, roughly parallel to the western boundary, and leaves the planning area in the west central section. This stream valley has been dammed at several locations to create small ponds.

A second stream drains most of the central section of the property towards the south-central boundary. The course of this stream in the flat valley area is much less distinctive than in the valley to the north.

The southern two thirds of the College Area Community contains most of the gently and moderately sloping land. The northern one-third, which contains areas of moderately sloping land, is separated from the southern section by a secondary ridgeline with principal access along the stream valley. This landform creates a topographic separation between the northern section and the southern portion.

Implications for Planning

Preservation of the natural features of the property in the development of the College Area Community would be most effective if the intensive land uses were concentrated on the flatter areas. Steep slopes should be reserved for very low density development. The two major stream valleys and a number of secondary drainage courses can form the basis of an open space and trail network. In addition, the trail system can extend to include the small hills and ridgelines on the fringe of the valley. Road crossings of the stream valley should be avoided.

2. Visual Quality

The visual character of the College Area Community is currently dominated by the steep mountains within and in the periphery of the planning area. In the northern section of the property the hills are nearly continuous with a few small valleys and have been extensively planted with avocados. This cultivation gives the northern section a distinctive visual identity. The southern section is uncultivated. The central valley in the southern section with its expanse of grassland and mountain background is the dominant visual form. Other than the avocado groves there is little large vegetation in the College Area Community. Native grasses and brush predominate as a low ground cover. During the spring, much of the plan area is a lush green color; the hills and valley turn brown as summer approaches.

The central valley area has generally higher ground to the north, east and west. This orientation provides a natural entry/exit portal to the south. The relatively flat valley floor slopes, in many areas, to a gradual transition to the steeper mountains. As a result, the plan area has substantial moderately sloping land at higher elevations which surrounds the valley floor. Views from these areas are down into the valley and to the hills and mountains beyond. From these areas the enclosed valley with an entrance corridor from the south is most evident. Views of the valley and portal area are also possible from several small secondary hills to the north and south of the central valley.

Implications for Planning

The preservation of the visual qualities of the valley area in the development of the College Area Community should focus on site planning and landscaping which recognizes the overall visual significance of the valley and not simply that of the individual parcel or tentative map. The zone of higher elevation, sloping land at the periphery of the valley floor, should accommodate site planning approaches in which terrace units maximize views and recognize the view orientation to the valley as a whole.

The major roadway within the entry portal should be a heavily landscaped parkway consistent with its clear visual significance as the College Area Community entrance. The arterial roadway extension into the stream valley in the north section should include a careful review of the roadway design requirements in conjunction with preservation of the stream valley as a new corridor.

3. Energy Conservation and Solar Access

The topographic characteristics of the property and the surrounding land do not interfere with solar access in the plan area. The slopes in the areas probable for development are generally oriented toward the south. This will allow site planning and residential design to make efficient use of solar energy through passive or active systems. The College Area Community Plan can further promote energy efficiency through the design of a circulation system and land use plan which facilitate the use of alternate means of transportation.

The following energy-related items are appropriate for incorporation into the College Area Community Plan:

- a. The maximum number of lots feasible should be located with a north-south orientation to allow for solar design opportunities on the rear portions of the residential units.
- b. Each of the lots should have overall solar accessibility in excess of the minimum 100 sq. ft. sufficient to make active or passive solar systems possible.
- c. If solar hot water is not included in individual residential units, the design of residential units should in no way preclude the addition of these facilities at a later time.
- d. The manufactured slopes, berms and screening which are planned should not interfere or reduce solar access to any lots.
- e. Individual residential units should be equipped with the following energy conserving devices:
 1. Flow restriction devices on all basic fixtures
 2. Water saver toilets
 3. Energy efficient appliances
 4. Insulation Standard R-1, for walls and R-19 for ceiling and roof
 5. Double-glazed windows

- f. The typical ornamental landscaping for the College Area Community should utilize drought resistant trees and plants to reduce irrigation requirements.
- g. Drip irrigation systems should be utilized to the extent feasible.
- h. The manufactured slope areas should be planted with drought tolerant native and naturalized plant material to minimize irrigation requirements.

COLLEGE AREA COMMUNITY PLAN

INTRODUCTION

PART 2 COLLEGE AREA COMMUNITY PLAN

The College Area Community Plan is a long-range plan that will be a framework for development of the College Area, located east of Pioneer College in the year 2005. The plan is designed to respond to development goals and the concerns or interests of the plan area and citizens throughout the area. The plan seeks to balance orderly, compatible development with preservation of environmental quality through a long-range planning process.

The College Area Community Plan is programmed to accommodate approximately 7,551 new residents in the plan area based on the average number of persons per household as determined in the 1990 Census. Household Statistics Program, College Area Community. The projected population figures are based upon the average number of persons per household which is 2.71 for the plan area.

A major component of the plan is the land use map, which delineates the land uses and which also delineates deemed appropriate for land within the plan area. The extent and location of each land use was selected based upon a wide variety of factors, including topography, travel feasibility, and compatibility with existing land use nearby. The land use map indicates general development types and densities. Each configuration of proposed development will be subject to review and approval by the city as they are proposed by individual developers. Such proposals must be in general conformance with the community plan, unless a plan amendment is first approved by the City Council.

The College Area Community Plan also contains a written set of guidelines which direct specific aspects of development. These guidelines have been organized into several "plan elements": residential and commercial land uses, housing, circulation, open space and recreation, public facilities, growth policy and fire protection, and urban design. The policies within each plan element serve to guide development in the community in such a way that community goals are satisfied. Each plan element is designed to accommodate projected growth in the College Area while maintaining environmental quality and fiscal balance.

Following presentation of each plan element, this document specifies techniques to ensure orderly implementation. These include zoning, subdivision and grading guidelines which are tailored specifically to the plan area, and a phasing plan to coordinate development with public service availability. The key to much of the phasing plan lies in feasibility of public facilities; recommendations for a financial strategy have been included as an integral part of the plan document.

The College Area Community Plan is intended to be a comprehensive but flexible guide to development in western San Marcos through the year 2005. Although the plan contains a far-reaching set of guidelines, it also contains enough flexibility to reflect the changing goals of the community and to allow varying levels of creative solutions to planning, modeling, and development challenges.

PART 2

COLLEGE AREA COMMUNITY PLAN

I. INTRODUCTION

The College Area Community Plan is designed to be a comprehensive land use framework for development of the 1,500+/- acre area north and west of Palomar College to the year 2005. The plan is designed to respond to development goals and the concerns of residents of the plan area and citizens throughout the city. The plan seeks to balance orderly, compatible development with preservation of environmental quality through a long-range planning process.

The College Area Community Plan is programmed to accommodate approximately 7,561 new residents in the plan area (based on the average number of persons per household as determined in the 1980 Census, Neighborhood Statistics Program, College Area Community). The projected population figures are based upon the above average number of persons per household which is 2.71 for the plan area.

A major component of the plan is the land use map, which delineates the land uses and residential densities deemed appropriate for land within the plan area. The extent and location of each land use was selected based upon a wide variety of factors, including topography, market feasibility, and compatibility with existing land uses nearby. The land use map indicates general development types and densities. Exact configurations of proposed development will be subject to review and approval by the city as they are proposed by individual developers. Such proposals must be in general conformance with the community plan, unless a plan amendment is first approved by the City Council.

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Following presentation of each plan element, this document specifies techniques to ensure orderly implementation. These include zoning, subdivision and grading guidelines which are tailored specifically to this plan area, and a phasing plan to coordinate development with public service availability. The key to much of the phasing plan lies in financing of public facilities; recommendations for a financial strategy have been included as an integral part of this plan document.

The College Area Community Plan is intended to be a comprehensive but flexible guide to development in western San Marcos through the year 2000. Although the plan contains a far-reaching set of guidelines, it also contains enough flexibility to reflect the changing goals of the community and to allow varying types of creative solutions to planning, landscaping, and architectural challenges.

The plan places the financial responsibility for plan implementation solely on developers and future homeowners. The plan has been designed and programmed to be entirely self-supporting and will not be funded by homeowners outside of the undeveloped portions of the plan area.

II. GOALS AND PLANNING CONCEPTS

A. GOALS

In order to provide for the orderly development of the College Area Community, a series of goals and objectives have been prepared in conjunction with a Council appointed Ad-Hoc Committee composed of area residents, developers and City staff. These goals establish the broad framework for future urbanization. Most concerns involved the issues of traffic, public services and buffering of land uses. Urban design concerns, such as the degree to which the rural atmosphere of the planning area should be retained, were also expressed. The suggested objectives were refined and are offered as the basic goals and objectives of the College Area Community Plan:

1. Accommodate a diversity of residential options, providing residential areas appropriate to a variety of lifestyles, and income levels, while enhancing the physical environment.
2. Encourage attractive commercial development serving the community's day-to-day shopping, services, and recreational requirements.
3. Provide public parks and recreational facilities concurrent with need, while preserving and maintaining landscaped and natural open space area.
4. Support educational facilities and programs serving local community needs.
5. Procure and maintain a range of public facilities and services concurrent with community growth and tailored to local requirements.
6. Construct and maintain an adequate system for vehicular, bicycle, and pedestrian circulation within the community, while providing adequate access to the surrounding region.

III. PLAN ELEMENTS

A. LAND USE AND DENSITY

1. Residential Land Use Element

Background: The College Area Community plan has been designed to allow development of housing ranging from relatively low cost density units to more expensive custom homes. These varying residential densities have been located such that land use compatibility is maximized and landform alteration can be kept to a minimum. The plan also incorporates objectives which are designed to enhance neighborhood identity and preserve the aesthetic qualities of the plan area.

The following objectives are provided to guide future growth and development within the College Area Community:

GROWTH

GOALS: To control distribution of growth within the College Area Community according to the needs and wishes of the citizens of the entire area and (to enhance neighborhood identity and preserve the aesthetic qualities of the area.)

- a. OBJECTIVE: The College Area Community shall be rural residential with commercial, professional and educational uses.

Policies:

- (i) Existing residential streets (including Pacific) shall not be extended to vehicular traffic to accommodate future developments.

- (ii) Total density shall be:

UNITS 0 - 300 New dwelling units allowed on slopes 15% and over.

Up to 2090 New dwelling units on slopes less than 15%.

400 Santalina Hills Mobile Home Park Units.

TOTAL: 2790 New Dwelling Units

- (iii) No development shall be marketed prior to the completion of Las Posas Road and other access roads are developed.
- (iv) Rancho Santa Fe Road shall not be extended as an access road.
- (v) Residential developments within the College Area Community shall be designed as to not exceed more than 85% of the allowable densities designated on the accompanying land use map.
- (vi) The existing and new developments within the College Community shall be buffered by:
- (a) Open Space
 - (b) Open Space corridors
 - (c) Buffer Zones, etc.

- b. OBJECTIVE:

To provide for development of a variety of housing types and densities located to maximize land use, compatibility, and minimizing of landform alteration.

POLICIES

- (i) Residential development within the College Areas Community shall be limited to single family detached dwellings.

- (ii) All residential development shall be carefully sited to preserve topography, trees, and other natural features.
- (iii) Development shall be concentrated on the most developable' flatter portions of the site.
- (iv) Identifiable neighborhoods shall be developed, based upon natural features, access, location, and compatible nearby uses.
- (v) Adequate off-street parking for automobiles, boats, trailers, and recreational vehicles shall be promoted.
- (vi) Design which minimizes through traffic on residential streets shall be encouraged. Design of all residential streets should include the use of cul-de-sacs and such streets shall feed into collector and arterial roads.
- (vii) Commercial and professional uses shall be exclusively located along Mission Road.

GOALS: To ensure that all public facilities are provided to serve future growth without adversely impacting existing facilities and/or residents within the city.

a. OBJECTIVE

To ensure that proper and adequate water and sewer facilities are designed as a coordinated, properly sized unit of each system.

To ensure that growth is accommodated with the College Area Community without placement of an additional financial burden on existing taxpayers of the City of San Marcos.

To ensure that water (both for domestic and emergency use) and sewer services are provided with the plan area concurrent with need.

To develop and implement with the appropriate agencies involved: circulation, school, police, and fire protection, and open space and recreation elements, a master public facilities plan.

To ensure that infrastructure facilities constructed by individual developers within the plan area are compatible and sized properly to allow development as planned throughout the College Area Community.

POLICIES

- (i) Individual developers shall be responsible for design and construction of sewage collection facilities.
- (ii) Water and sewer facilities serving the College Area Community shall be constructed in accordance with a public facilities plan.

b. OBJECTIVE

To ensure that an adequate roadway network is designed to serve the needs of the College Area Community as a coordinated unit of the city's circulation system.

POLICIES

- (i) The future roadway needs shall be established within the College Area Community.
- (ii) The responsibility for providing those improvements shall be established by the City.
- (iii) The City's overall circulation element shall be updated in response to detailed traffic studies.
- (iv) Off-site road facilities which will be needed to serve the plan areas shall be established by the City.
- (v) A framework for provision of transit service within the plan area shall be established by North County Transit District.
- (vi) The cumulative effects of growth within the College Area Community and surrounding land on traffic circulation in San Marcos shall be mitigated as determined by the City.

c. OBJECTIVE

To ensure that identified school facilities are provided and available to serve the needs of the College Area Community as an integral part of the school district.

POLICIES

- (i) Adequate education facilities for residents of the plan area shall be provided by San Marcos Unified School District.
- (ii) Adequate classrooms shall be provided by the San Marcos Unified School District.
- (iii) The developers and/or landowners shall provide school site(s) within the Community College Area as determined by the San Marcos Unified School District.
- (iv) School facilities shall be sited in relatively level areas.
- (v) One 10-acre school sites should be located North of Notch/Borden Road adjacent to the proposed 6-12 acre park. A second site location shall be determined by the San Marcos Unified School District. Recreational facilities of the two uses should be shared. Permanent access between the two should be provided.

- (vi) The San Marcos Unified School District shall be the vehicle for providing financial planning for the school via State or legislative process.

SOCIO-ECONOMIC

GOAL: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the College Community and its citizens.

a. OBJECTIVES

To foster a climate of economic growth and stability by encouraging limited commercial and professional business development in specified areas of the College Community.

POLICIES

- (i) Commercial/office-professional development shall be encouraged, actively promoted and limited to Mission Road.
- (ii) The commercial center(s) development shall be buffered from adjacent residential development by means of landscaped setbacks, solid fencing and/or overall site design.
- (iii) Loading docks, mechanical units, trash collection and storage areas shall be completely concealed from view through site placement and the use of screening materials, and/or architectural features.
- (iv) The City shall exercise design control over commercial development in such areas as site layout, building facades, signage, and landscaping.
- (v) Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout the commercial developments, especially along street frontages, to break up the visual impact of parking lots and other landscape areas.
- (vi) Uniform architectural themes shall be utilized throughout the commercial center(s). The use of design overlay shall be determined by the City.
- (vii) Access to commercial center(s) shall be off major arterials and collector roads. Access points shall not be tied into existing College Community residential areas.
- (viii) Existing Mission Road access shall be widened to facilitate traffic impact associated with the commercial center(s).
- (ix) The City of San Marcos shall be a vehicle for the financing of improvements related to the development of the commercial center per City policy.

- (x) A climate of cooperation with Palomar Community College and further educational facilities shall be continued.
- (xi) Access to future educational facilities shall be provided by adjacent streets away from main arterials.
- (xii) Educational developments, existing and future, shall be buffered from adjacent development by means of landscaped setbacks, and/or berms, solid fencing, and/or overall site design.

b. OBJECTIVES:

To secure construction of adequate water and sewer facilities.

POLICIES

- (i) Water and sewer services shall be provided by the appropriate special district as determined by individual district boundaries.
- (ii) The appropriate special district shall be the vehicle for financial planning for required water and sewer services.

c. OBJECTIVES:

To secure adequate emergency services and facilities in conjunction with development within the College Area Community.

POLICIES

- (i) Adequate emergency services and facilities commensurate with or in anticipation of development shall be provided by the appropriate agency(ies).
- (ii) Storage facilities for emergency water supplies should be constructed in accordance with a public facilities plan for the College Area Community.
- (iii) Fire protective services shall be provided by the appropriate agency.
- (iv) The appropriate agency shall be the vehicle for the financial planning for required emergency services and facilities.
- (v) The developers or landowners shall provide land for a fire station as required by the appropriate agency.
- (vi) The use of fire-retardant plantings and building materials shall be employed throughout the community.

d. OBJECTIVE:

To secure police protection for the College Community and to adequately serve new development and existing residents.

POLICIES

- (i) The City of San Marcos shall work with the appropriate law enforcement agency to incorporate safety related features into the development of the Community Plan area.

GOAL: To provide within the College Area Community a balance and variety of housing types and styles in accordance with the goals and policies of the city's housing element.

a. OBJECTIVES:

- (i) To encourage a variety of housing types.
- (ii) To encourage the development of and participation in housing programs.

POLICIES

- (i) A variety of housing types should be permitted, ranging from estates to single-family units.
- (ii) Residential areas will be located to provide convenient access to public transportation, schools, recreational facilities, employment centers, and shopping facilities.
- (iii) Individual housing proposals should utilize specific plan, zoning, planned residential development, and other regulations that assure design flexibility.
- (iv) Development within the College Area Community must be programmed to ensure that adequate public facilities and services are available.

GOAL: To encourage quality architectural design and construction of residential units throughout the College Area Community.

a. OBJECTIVE:

To promote and maintain a degree of residential unit design and flexibility which allows for creative planning, architecture and landscape design within common areas, parklands, along roadways, public areas and private developments.

POLICIES

- (i) The City should promote the utilization of harmonious residential design features and techniques throughout the community in order to create an overall community atmosphere.
- (ii) The City should develop and provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other

objectives such as provision of buffer areas and promotion of public safety.

- (iii) The City should develop and provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall community concept.
- (iv) The developers shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.
- (v) Subdivision development and design shall provide for and promote adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.

ENVIRONMENTAL

GOAL: To preserve the College Area Community's rural, natural and unique resources for the benefit of its people.

a. **OBJECTIVE:**

To protect and enhance the natural resources found within the College Area Community.

POLICIES:

- (i) Vernal Pool habitats shall be preserved by setting aside appropriate acreage for conservation.
- (ii) Conservation and preservation programs, including biological reserves for identified sensitive habitats, shall govern and guide property development specifically taking into account the environmental impact report with its latest addendums and modifications.
- (iii) Open spaces shall coincide with areas exhibiting the highest degree of environmental sensitivity.
- (iv) The unauthorized stripping of natural vegetation and removal of mature trees in conjunction with development shall be prohibited.
- (v) Plant materials of varying types, forms and density shall be used to obscure and preserve graded slope banks.
- (vi) Development should preserve the natural grade of the land.
- (vii) Streets within hillside areas shall be designed to follow the natural topography of such areas to create undulating slope banks; preserving visual relief, and to minimize the number and size of cut/fill slopes.

- (viii) The slope density and grading ordinances shall be strictly observed.
- (ix) The City should develop and implement preservation programs dealing with the riparian area and small lakes located within the plan area.
- (x) New development shall preserve and set aside identified, native Southern California grassland habitat locations as a biological reserve.

b. OBJECTIVE:

To preserve air quality and conserve water resources and energy consumption within the College Area Community.

POLICIES:

- (i) Low water usage and drought-resistant vegetation shall be used in open spaces, parks, and landscaped buffer areas for both public and private development.
- (ii) No industrial or commercial development shall be located within the valley floor nor along its hillsides.
- (iii) All development in the College Area Community shall comply with mandated air, water quality regional strategies and standards and energy regulations.

GOAL: To establish open space and recreational areas to serve the College Area Community.

a. OBJECTIVE:

To provide a well integrated system of public open space, developed parks, and public and private recreational facilities.

POLICIES:

- (i) A public park shall be developed to serve the active recreational needs of the Community.
- (ii) The development of public park and recreation facilities outlined in this plan should be provided by new development and the City.
- (iii) New development shall provide for the development and maintenance of private and public parks by acquisition and maintenance districts.
- (iv) Site planning for individual residential parcels shall provide for connections to the planned open space system.

- (v) A network of equestrian, bicycle and pedestrian trails shall connect greenbelts and parks which shall buffer existing and planning developments within the College Community.
- (vi) New development shall provide adequate buffers between adjacent land uses.

B. URBAN DESIGN ELEMENT

Background

The goal of the Urban Design Element of the College Area Community Plan is to encourage high quality design throughout the community, primarily within common areas such as parks and along roadways. High quality design is also encouraged within private developments. This element is intended to draw together and make more specific many of the concepts presented in the other elements of the plan. This element also strives to maintain a degree of design flexibility, in order to allow creative planning, architecture, and landscape design. Utilization of harmonious design features and techniques throughout the community is an important component of the overall community atmosphere. The overall atmosphere of the community is intended to be that of a "naturalized" environment, where large areas of open space offer physical and visual relief from the more urban elements. The semi-rural character of the area is expected to serve as the framework of the urban design element, although specific themes need not be applied to the entire community. To achieve this atmosphere, extensive landscaping and use of "natural-appearing" building materials will be encouraged. Figures 11 and 12 illustrate some of the proposals contained in this element regarding road improvements and the village park.

Objectives

1. To promote the utilization of harmonious design features and techniques throughout the community in order to create an overall community atmosphere.
2. To provide guidelines for grading techniques, subdivision design, and landscaping plans which visually integrate the entire community while maximizing other objectives such as provision of buffer areas and promotion of public safety.
3. To provide guidelines for aesthetically pleasing street design in which signing, street furniture, landscaping, and street lighting are consistent and promote the overall village concept.
4. To encourage the use of native or naturalized, drought-tolerant plant material in common areas in order to decrease water consumption.
5. To provide broad guidelines for building design, in order to encourage compatibility throughout the community.
6. To establish minimum grading standards so that the aesthetics, safety, and drainage considerations outlined in this plan are maximized.
7. To incorporate high standards of design, workmanship, and materials which are directed toward conservation of energy and water.

8. To coordinate with law enforcement personnel to utilize crime prevention techniques in design and landscaping in all future developments.
9. To support the use of fire-retardant plantings and building materials, particularly in the estate areas.
10. To provide for drought tolerant, low maintenance landscaping of residential streets and open spaces.
11. To promote provision of adequate off-street parking for automobiles, boats, trailers, and recreational vehicles.
12. To encourage design which minimizes through traffic on all residential streets.

Proposals

1. Arterial Roads

a. General

- (1) The landscape and signing treatment on the arterial roadways within the College Area Community should have a consistent and distinctive character. This can be accomplished through a variety of design techniques including type of plant material used, site planning, massing of landscaping, and design of small prototypical structures or forms symbolizing the College Area Community. Street signs and other traffic control devices should be consistent and compatible with those in other areas of San Marcos.
- (2) Medians should be landscaped with low-maintenance, drought-tolerant plant species. Landscaping should be designed so that roadway safety is not adversely affected when the plantings mature.
- (3) Sidewalks and paved pathways should be of consistent color and texture throughout the community. Materials, color, and textures should be chosen for their durability, appearance, and ease of maintenance as well as for economic considerations.
- (4) Transit stops should be provided and should be similar throughout the community.
- (5) Bicycle racks should be provided near major public areas. Secure racks should be an important component in the design of the commercial and recreational land uses.
- (6) Street furniture, such as benches, lampposts, etc. should be consistent throughout the community.
- (7) Street lighting should be designed in conjunction with the police department; fixtures should be chosen to minimize adverse impacts

due to light pollution. (Light pollution is defined as the increasing brightness of the night sky which adversely affects operations of regional astronomical observatories.)

b. Las Posas Road from Mission Road to Borden Road

- (1) The entrance to the College Area Community at the Las Posas Road/Mission Road intersection should contain a sign or a similar element designating the entrance to the community.
- (2) Las Posas Road should be designed as a parkway with substantial landscaping. It should provide a visually high quality entry corridor to the College Area Community.
- (3) The design of Las Posas Road should include a landscaped median to emphasize its importance as a primary entrance to the College Area Community.
- (4) Curb cuts and intersections along Las Posas Road should be kept to a minimum. Residential clusters on the east and west should have a minimum number of access points to Las Posas Road and should be located at the same point along the road to minimize intersections and simplify turning movements.
- (5) The drainage channel on the east side of Las Posas Road should be designed to maximize its landscaping potential, reduce its appearance as a manufactured channel, and enhance the atmosphere of Las Posas Road as a parkway. To the extent possible within engineering requirements, the channel should be grasslined, landscaped, and otherwise treated to present the best visual appearance.

c. Borden Road from Las Posas Road to East Boundary of College Area Community

- (1) The design of Borden Road east of Las Posas Road should include a landscaped median similar to that described for Las Posas Road.
- (2) The alignment and design of Borden Road through the steep terrain on the east edge of the College Area Community should attempt to minimize cuts and grading. Some variance to standard design should be considered if this results in a reduction or elimination of the environmental impact of the roadway and can be demonstrated as being consistent with public safety requirements.

2. Community Park and Elementary School

- a. The community park site and elementary school sites should be master planned and site planned facilities. The resultant plan should focus on establishing a park-school or a school within a park with little or no delineation as to where one begins and the other ends.

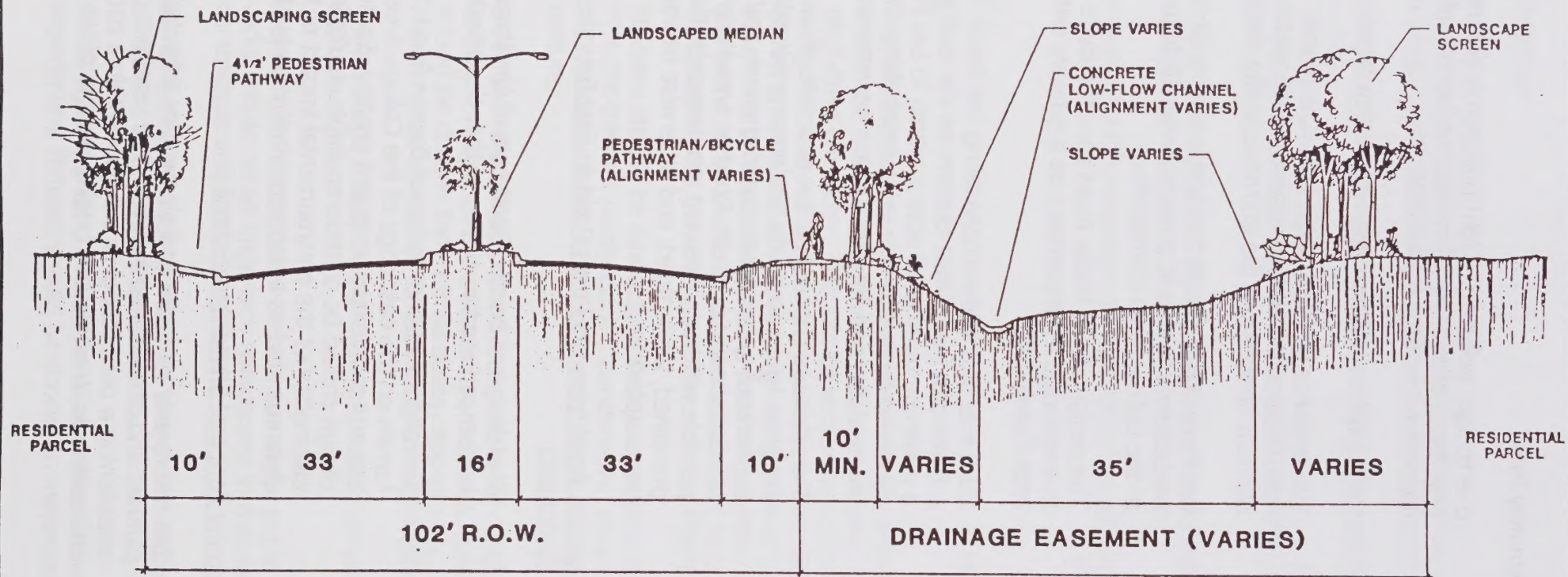


FIGURE 11

LAS POSAS ROAD & VICINITY

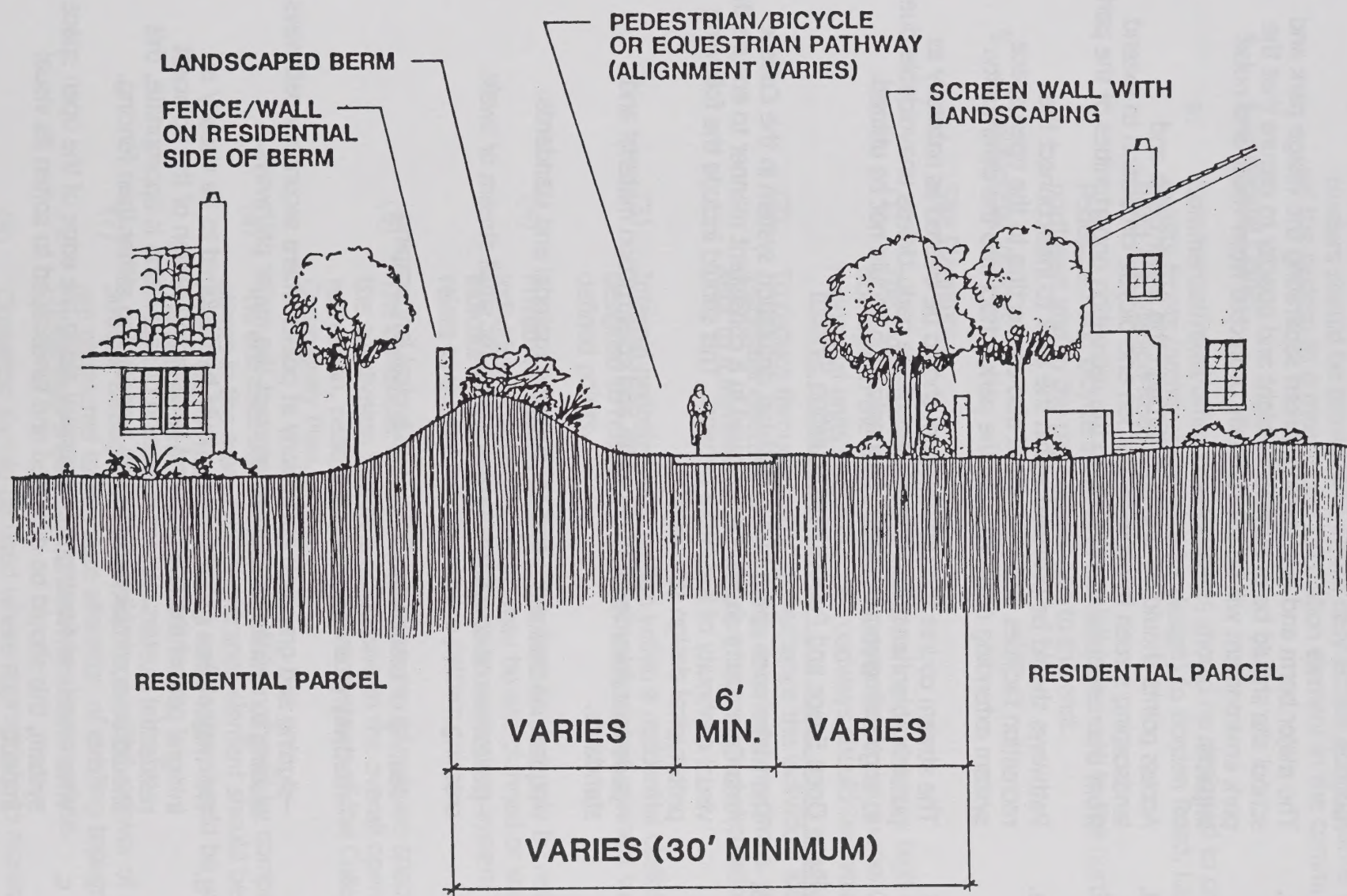


FIGURE 12

COMMUNITY OPEN SPACE CORRIDOR

- b. There should be no physical barriers separating school facilities from park facilities.
- c. The major berm and landscaping screen separating the village park and school site should be of sufficient height and opacity to ensure that the park environment will be substantially protected from visual and noise impacts.
- d. Access points should be provided through the major berm and landscaping screen to allow pedestrian and bicycle circulation to extend from the residential community to the recreation opportunities of the park.
- e. Pathways should be provided within the park to interconnect the recreation facilities and school and also connecting to the open space system extending outward from the park-school into the community.
- f. The stream course through the park should be treated as naturally as possible to enhance the atmosphere of the park. Unless unavoidable due to engineering requirements, channelization should not be utilized.

3. Village Open Space and Pedestrian Circulation System

- a. The major open space and pedestrian circulation system in the College Area Community should be designed in a consistent manner to ensure the visual continuity of the entire network. This should include the following prototypical design standards:
 - pedestrian/bicycle pathway width and construction material and standards.
 - equestrian trail width and construction material and standards.
 - pedestrian or equestrian bridge design for small stream or swale crossing.
 - seating or rest areas design and typical landscaping
 - roadway crossings
 - signing and graphics; particularly at points where secondary pathways leading to residential clusters intersect the major pathways.
- b. The major open space system should be designed to be visually an integral part of the site plan and landscaping design of the adjacent residential clusters. Where screening or separation is appropriate, this should be accomplished through landscaping rather than fencing.
- c. Where walls or fencing are necessary along the edge of the open space system, this should be designed and landscaped to soften its visual impact.

- d. Frequent connections from the open space system into the residential clusters should be provided to afford easy access and enhance the value of the system as a meaningful circulation element in the community.

4. Commercial Center:

- a. Commercial/retail/office developments should be designed to present high quality fronts (architectural exterior design) to Borden Road, Las Posas Road and Mission Road.
- b. Pedestrian and bicycle connections should be made to the northwest and northeast and to the park-school site to the east.

5. Residential Villages

a. Site Planning

- (1) The individual residential clusters should present a high quality frontage to the major arterial streets. Continuous rows of residential units backed to the roadways should be avoided.
- (2) To reduce through traffic and enhance the individual identity of residential clusters, access points to arterial roadways should be kept to a minimum but consistent with a good circulation pattern.
- (3) Internal pedestrian circulation within a residential cluster should be designed to relate to the major network and connect to it at clearly defined points.
- (4) Private recreation facilities, available for use only by residents of an individual residential cluster, may be site planned or screened to indicate separation from the public open space system but should relate to the overall open space pattern.
- (5) The developer of each subdivision should indicate specifically how the subdivision design is responsive to the overall open space recreation, pedestrian, and bicycle systems of the College Area Community Plan.
- (6) The entrance sign to each subdivision should be compatible with others in the area. Project entrance element should be no more than 5 feet in height; lettering and design should be consistent or compatible throughout the community.
- (7) Straight through streets should be avoided in favor of streets which are contoured to minimize alteration of existing topography. Cul-de-sacs should be utilized where appropriate.
- (8) Clustering should be used where appropriate to maximize the amount of common area available within a development.

- (9) Existing subdivision (Palomarcos Gardens, Rexford Vistas, and Granite Road) should be buffered from new development by open space, landscaping, and/or walls.

b. Building Design

- (1) Flexibility with regard to building design should be maintained. Individual architects should be allowed to find creative solutions to individual design challenges.
- (2) Building heights and setbacks should conform with applicable standards in the zoning codes.
- (3) The architectural styles of individual buildings and adjacent enclosures and fencing should be compatible.
- (4) Building materials should be fire-retardant. Wherever possible, wood and earth tones should be utilized.

c. Grading

- (1) All criteria and standards of the City of San Marcos Grading Ordinance should be incorporated into the development.
- (2) Slopes should be designed to appear as "natural" as possible, by use of low, undulating slopes and/or extensive use of landscaping.
- (3) Materials should not be extracted for use other than for on-site grading.

d. Landscaping

- (1) Landscaping plans should incorporate a variety of drought-tolerant, low-maintenance trees, shrubs, and groundcovers.
- (2) Tree species native to California, such as California sycamore (Platanus racemosa) or Engleman oak (Quercus engelmannii) should be used in preference to non-native such as eucalyptus wherever possible.
- (3) The emphasis in landscaping should be on year-round color accents, rich planting of low-maintenance greenery, erosion control, and rapid revegetation of disturbed areas.
- (4) When irrigation is necessary, drip systems or other low-water consumption systems should be used wherever possible to minimize water use.
- (5) Trees and shrubs should be planted in informal groups rather than in rigid rows or hedges.

e. Signs

- (1) All signs which can be seen from public streets should be in proportion to the buildings or activities which they identify.
- (2) Earth tones and natural materials should be emphasized in signing.
- (3) All signs along pathways and within building complexes should be sized to a pedestrian scale.
- (4) Signs which identify neighborhoods and individual developments should be designed as an integral part of the surrounding landscaping, landforms, and fencing.

IV. RELATIONSHIP OF SELECTED CONCEPTS
TO GENERAL PLAN ELEMENTS

A. INTRODUCTION

The College Area Community Plan has been designed to conform closely with all elements of the existing San Marcos General Plan. The City General Plan outlines goals and policies which serve as the basis for planning decisions regarding resources, public services, and land use. The College Area Community Plan explains how the proposed plan is expected to conform with each element of the adopted General Plan. Each goal and/or policy of each element is presented and is followed by a discussion of the conformance of the community plan with that goal or policy.

B. RESOURCE ELEMENTS

1. Land Use Element

The purpose of the Land Use Element is to guide the overall development of the City of San Marcos. By 2000, it is anticipated the City may extend to cover 24 square miles and contain approximately 50,000 persons. The Land Use Element contains goals and policies to guide this future development. The general goals of the Land Use Element, and their relationship to the College Area Community Plan, are as follows:

Goal: To influence and control the rate and distribution of growth within the City in a manner reflecting the needs and desires of its citizens and reinforcing the quality and stability of the community.

Conformance:

The College Area Community Plan is designed and programmed to guide and control the development of this community. The Plan establishes land use patterns, density designations and specific objectives and policies for future growth while retaining the unique character of the plan area. The most intense forms of development, including commercial/office centers, and single-family housing are located in the central, flatter portion of the plan area. Less intense development, such as estate housing, is planned for those land areas with slopes

over 15 percent. A multi-purpose park site and school site facilities are to be located within the plan area to serve future and existing residents. Equestrian, hiking, and passive recreational facilities will be provided in conjunction with development. The existing agricultural uses in the northern part of the plan area need not be disturbed. Additional opportunity for avocational agriculture will be provided by the large-lot land use designations in the northern and eastern portions of the plan area. To guide any future property owner requests for annexation to the City, the plan specifies land use designations and policies for those areas.

Goal: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the City and its citizens.

Conformance:

Within the College Area Community, the commercial/office centers will satisfy some of the existing and projected demand for retail stores and service centers. Provision of such non-residential uses within the plan area will directly benefit the entire city but will be of particular benefit to future residents of the College Area Community since travel distances to such establishments will be reduced. The Plan specifies that such intense uses will buffer the residential units by the use of open space areas, landscaping and building design in accordance with the urban design criteria.

Goal: To ensure the maintenance and enhancement of the community environment through preservation of the City's unique natural and cultural resources for the future benefit and enjoyment of its citizens.

Conformance:

To protect and enhance the natural resources of the College Area Community, the plan provides for the retention of the existing riparian habitat through the use of an open space corridor which separates the central and northern valleys. Planned residential developments would be located adjacent to sensitive environmental habitats and would provide for the extensive use of landscaping, curvilinear streets, and drought-tolerant plant materials.

The Plan also contains an extensive open space system which links public and private areas and developments. This system will serve two main purposes. It will preserve important natural features, such as mountain peaks, water courses and ponds and will provide for both active and passive recreational activities.

Goal: To assure that development will occur only after sufficient public services and facilities have been provided or programmed.

Conformance:

A comprehensive public facilities assessment and program has been prepared as part of this planning process. That information was used as a basis for the public facilities plan required by the City's Public Facilities Element of the General Plan. Additionally, this information has been included in the implementation sections of this document. This process ensures the orderly coordination of development

with the availability of public services. The facilities assessment prepared for this plan includes a summary of what facilities would be needed, what the likely costs are, when the facilities are likely to be needed and how they would be funded. It was assumed that developers will be required to provide the needed facilities. Provision of the required facilities must be made prior to construction. At that time, site-specific details and plans for implementation must be presented to the City and various service agencies for approval.

2. Housing Element

The purpose of the Housing Element is:

1. To guide the City in making future housing decisions in order to meet the housing needs of all segments of the community.
2. To ensure the development of an economically balanced community.
3. To protect the unique natural, cultural, and historic features that make San Marcos an attractive place to live.
4. To ensure that all new development is adequately served with public facilities in a timely manner.
5. To preserve the predominantly low-density, rural character of the existing neighborhoods.
6. To encourage the preservation of the existing housing stock in good condition and to ensure that all residents live in neighborhoods free from blight and deterioration.

The College Area Community Plan will provide for a variety of housing types and densities located to maximize land use, compatibility and minimizing the alteration of landform. Residential development will be provided in accordance with planned density designations which range from .125 du's/acre to 8 du's/acre. Average density overall in the plan area would be less than 3 du's/acre in order to achieve the stated total number of dwellings--2,790. Identifiable neighborhoods would be developed based upon natural features, access, location and nearby uses.

Additionally, residential development would be located in the flatter portions of the area away from the hillsides and carefully sited to preserve topography, existing trees and vegetation and other natural features.

Public infrastructure facilities and services are being programmed as part of this planning process. These facilities and services are programmed to ensure that new development within the area are provided with need; are compatible with and properly sized to allow planned development throughout the College Area Community; are provided to accommodate planned growth without placing an additional financial burden on existing residents.

The Plan incorporates a series of policies to preserve and protect the Community's natural and unique resources for the benefit of everyone.

Specifically, the Plan calls for setting aside environmentally sensitive habitats for conservation and open space areas to coincide with those areas which exhibit the highest degree of environmental sensitivity.

To encourage and ensure that future and existing residents in the plan area are free from blighting conditions, the Plan calls for the use and practice of creative planning in architectural design of residential units, common areas, parklands, open space areas, along roadways, throughout the private developments and in other public areas.

3. Open Space Element

The purpose of the General Plan's Open Space Element is to identify lands for which some open space use is desirable. To achieve this purpose, four goals were adopted to assist the City of San Marcos in determining where open space uses should be encouraged, required or preserved.

GOAL: To purchase recreational open space in advance of need.

Conformance:

Recreational open space areas have been provided throughout the plan area to accommodate projected needs at ultimate buildout.

Goal: To locate parks in residential areas.

Conformance:

A public park (approximately 12 acres) would be provided near the center of the College Area Community and adjacent to one of the elementary school sites. The park would be centrally located and would be connected to residential areas by an open space/trail system. The park would also serve to separate the residential developments.

Goal: To encourage preservation and enhancement of canyons, mountains and streambeds.

Conformance:

The open space/greenbelt system has been designed to conserve the sensitive canyons, streambeds and mountains. Further sensitivity to these landforms is provided by the plan's concentration of the intense uses to the central valley while allowing the steeper areas to develop only with large lot custom homes.

Goal: To encourage preservation of agriculture, especially in areas not yet subject to urbanization.

Conformance:

The large lot land use designations in the northern and eastern portions of the property will aid in the preservation of existing agricultural uses. In addition, the

plan would expand and encourage avocational agriculture in those northern and eastern portions of the plan area.

There are several policies and objectives included in the Open Space Element which would assist in attaining these goals. The Plan states the methods of implementation for these Open Space Element policies.

Policy:

A network of horse and bike riding trails will be supported and encouraged.

Conformance:

An open space chain would extend along the existing creek, preserving the creek and associated ponds in open space. A riding-hiking trail would be provided and would connect this area to the park site. An open space chain would also extend from the park site down Las Posas Road in association with the earthen channel. A hiking-bicycle trail would be provided. In addition, an open space system would extend from the park, across Borden Road to Owens Peak. A hiking trail would also be provided. Another riding-hiking trail is proposed to extend from the peak and open space chain along the creek to the Twin Oaks Valley area.

Policy:

An open space zoning ordinance will be adopted to protect the steep slopes and flood plains within the city.

Conformance:

The City has adopted a Safety Overlay Ordinance pertaining to steep slopes and floodplains. The College Area Community does not have any officially adopted floodplains. The steep slopes are proposed for estate development in accordance with the Safety Overlay Ordinance.

Policy:

Private open space preservation would be encouraged and rewarded.

Conformance:

The Urban Design Section of the Plan includes general and specific standards and provisions relating to open space. Among these are requirements for buffering of existing subdivisions, as well as provisions for encouraging the retention of private open space, the preservation of sensitive natural resources, and the inclusion of private trail systems. These criteria also encourage clustering to reduce land alteration and to preserve steep hillsides. Developers providing open space would be able to transfer density from the open space areas to other portions of their property.

4. Conservation Element

The City of San Marcos has determined the specific purposes of the General Plan Conservation Element. These are as follows:

- (a) To identify environmentally sensitive area so a high open space priority can be placed on these areas.
- (b) To provide a better information base for Public Officials and the Planning Staff in making decisions about alternative land use patterns, General Plan and zoning changes, and public facilities.
- (c) To identify those many environmental problems which can be overcome by engineering.

The overriding purpose of the Conservation Element is to aid in the subdivision and land development review process, and determine where extra costs must be incurred for the protection of the general public. It is the view of the Planning Staff that the conservation, development, and utilization of natural resources can be successfully synthesized; and that through careful planning and management, the community can utilize and enjoy its environmental natural resources while at the same time ensuring their availability for future generations.

This element does not include any goals, but does set forth several general objectives and policies that relate to conservation.

Objective:

Retain the natural differences of mountains, valley and flood plains in the development of these areas.

Conformance:

The plan recognizes the importance of differences between mountains, valleys and floodplains. Development has been concentrated in the valleys where less landform alteration would be required for development, thus retaining the natural land forms. The steep slopes would be developed with large estate lots and the existing creek would be retained as an open space/park chain.

Objective:

Conserve and enhance present natural elements in order to give the future some continuity with the past.

Conformance:

The large areas designated for estate lots would help retain the overall rural atmosphere of the area. The existing agricultural uses located in the northern part of the plan area should remain, since urban levels of service are planned to be extended to this area. In addition, these areas are designated for very low density residential development (0.125 to 1 unit per acre).

Objective:

Protect public health, safety and welfare as these are influenced by landforms, natural processes and wildlife.

Conformance:

Maintenance and enhancement of landforms, natural processes, and wildlife have been the major emphasis of this planning process. The land use plan includes greenbelts which are suitable for use as wildlife corridors, a biological reserve, preservation of streamside vegetation, and trails to nearby peaks. Landform alteration would be minimized by concentration of the most dense development in the valley area.

Policy:

Encourage preservation of agricultural functions.

Conformance:

Agricultural preservation has been discussed previously in the Open Space element.

Policy:

Adopt and implement a Master Storm Drain and Flood Control Plan.

Conformance:

The City of San Marcos has adopted such a plan and is presently revising it. The Public Facilities section of this plan identifies the storm drain facilities that will be needed for the College Area Community.

Policy:

Discourage unnecessary siltation and pollution of San Marcos Creek, especially because of the effects on Lake San Marcos.

Conformance: -

The City's Master Storm Drain and Flood Control Plan includes provisions to assist in protecting Lake San Marcos.

Policy:

Enforce and expand upon codes and ordinances to control building on unstable, expansive or other hazardous soils.

Conformance:

With respect to policies regarding unstable soils and grading, the City requires that grading for individual projects must be reviewed and approved and must conform to the grading ordinance. Additionally, the City has adopted the Uniform

Building Code (UBC) for construction activity and periodically reviews and updates this Code to incorporate the latest changes. The UBC provides standards to control building activity on expansive and other unstable soils. Potentially unsuitable areas would either be avoided or would receive remedial treatment during grading.

Policy:

Discourage extraction of ground materials other than for on-site grading.

Conformance:

The Urban Design section of this Plan contains a proposal which discourages such extraction for off-site use.

5. Scenic Highways Element

The purpose of the Scenic Highways Element is to preserve and enhance the appearance of the community as viewed from major roads. This element consists of a series of goals and policies.

Goal: For the present, preserve and protect the view from San Marcos highways and streets.

Conformance:

The guidelines included in the Urban Design Section will ensure that views of the College Area Community from existing and proposed streets will be maintained.

Goal: To correct past conditions, restore scenic qualities along those roads with deteriorated vistas caused by man-made structures.

Conformance:

This goal is not directed at any specific project such as the College Area Community Plan.

Policy:

In the future, upgrade the visual aspects of roadways in San Marcos with trees, shrubs, and groundcover, as well as attractive street furniture.

Conformance:

The Urban Design section contains guidelines that address landscaping and street furniture.

Policy:

The City should classify master plan streets which deserve special scenic highway treatment.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan.

Policy:

Where possible, without sacrificing public safety, street pavement areas should be reduced or rerouted where they would displace or damage existing mature, healthy specimen trees.

Conformance:

Where possible, the location of mature trees will be considered in determining the exact alignment of road in the College Area Community.

Policy:

The City and State of California should landscape their unpaved street and highway rights-of-way through San Marcos.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan. The Urban Design section provides landscaping standards for the Master Street system, as well as the local subdivision streets, within the Community.

Policy:

Off-site billboards and unattractive or unusually objectionable signs visible from roadways should be prohibited.

Conformance:

Such items will be prohibited in the College Area Community.

Policy:

The City should not allow junkyards, salvage yards or other visually obnoxious industrial land uses within viewing distance from the freeway or from major highways.

Conformance:

Visually obnoxious uses will not be permitted in the College Area Community. The Urban Design Section of this plan contains guidelines for design and landscaping of residential and commercial uses that will further protect views from major highways within the College Area Community.

Policy:

Street should be planned and developed for maximum exposure of the passing public to scenic natural resources, such as mountains, farms, streams, parks, and historic or landmark buildings.

Conformance:

The preceding policy has been considered in planning the major road corridors in the College Area Community. Please refer to the Urban Design section, as well as the listed Plan goals, objectives and policies.

Policy:

The City should cooperate with the county in implementing its scenic and recreational highways program, and should encourage the county to give higher priority to scenic highways in this area.

Conformance:

This policy is not directed at a specific project such as the College Area Community Plan.

Policy:

Above-ground utilities along main highways should be placed underground as soon as possible.

Conformance:

Where possible, all utilities in the College Area Community will be placed underground.

Policy:

Exposed cut and fill banks should be landscaped with fire resistant plants visually compatible with neighboring areas.

Conformance:

The Urban Design section provides for landscaping graded areas with drought and fire resistant plants.

Policy:

Road acquisitions should reinforce the city's adopted bicycle trail and park-chain networks.

Conformance:

Roads within the College Area Community have been located to enhance and provide access to the park/open space/trail network.

5. Parks and Recreation Element

The purpose of the Parks and Recreation Element is to define future park and recreation needs and potential sites. The element summarizes existing facilities, park standards and methods of acquisition. It also includes a section regarding the College Area Community. This section of the Element notes that, in accordance with existing City standards and in compliance with State law provisions regarding parklands, 12 acres of park land would be needed. This section also notes that open space and parkland should be provided in accordance with the development policies included, which have already been discussed in detail.

Conformance:

The College Area Community Plan generally complies with the guidelines set forth in the Parks and Recreation Element and with recent changes in State law regarding public parkland dedication. The community plan proposes a single 12-acre park. The site would have to conform to other criteria for public parkland. Its location is central with respect to the main residential areas and includes frontage on a major street. The site is flat (less than 10 percent slope) and is at the center of the proposed riding-hiking-biking trail system. Also, it would be located adjacent to an elementary school site; this will increase its utility to the entire community.

C. CONSTRAINT ELEMENTS

1. Noise Element

The Noise Element was adopted to guide the City of San Marcos in making decisions that would reduce the probability of noise becoming a major problem. Toward this end, the following policies were adopted.

Policy:

- a. Minimize the interfaces between residential and manufacturing uses.
- b. Where such conflicts are unavoidable, noise attenuation measures should be utilized.

Conformance:

Various design criteria relating to business type' building type! and landscaping would also reduce the potential for noise problems. These criteria are discussed in the Urban Design Section.

Policy:

Establish truck routes away from noise-sensitive areas.

Conformance:

Truck routes are not designated on the community plan map. However, the Urban Design Section of this plan requires various types of buffering (landscaping, walls, barriers) to reduce the impacts of noise caused by traffic on the various major streets.

Policy:

Designate special areas as quiet zones for protection of public health and welfare. Noise standards in these areas shall be more restrictive than elsewhere.

Conformance:

This policy does not apply to any specific project such as the College Area Community Plan. Rather, it is a directive to the City.

Policy

- a. Use noise impact as a criterion in decisions of the Planning Commission and City Council.
- b. Where such conflicts are unavoidable, Industrial or Commercial land next to Residential land should be put in potential zone so closer scrutiny of noise and other factors can be achieved.

Conformance:

As explained above, the College Area Community Plan is designed to minimize potential noise problems. The Urban Design Section contains specific requirements to assure that such conditions have been anticipated and will not occur.

Policy:

Encourage increased enforcement of noise standards for vehicles by the Sheriff's Department and California Highway Patrol pursuant to the California Motor Vehicle Code.

Conformance:

This policy is not directed at any specific location or project such as the College Area Community Plan.

Policy:

Require a quantitative description of the noise levels and impact area expected to exist at the property line of any proposed facility which would generate significant levels of noise (50% higher than ambient levels). This could be part of the functions of the Department of Building and Safety and the environmental impact statement process for site specific projects.

Conformance:

Noise generation and specific appropriate mitigation would be considered for specific projects within the College Area Community during the environmental review of specific development plans.

Policy:

All builders of facilities in the noise sensitive areas shall submit, along with a quantitative description of expected noise levels, a description of noise abatement or attenuation procedures being utilized.

Conformance:

See the above conformance statement.

Policy:

In the absence of objective measurement devices in the enforcing of noise sections of the zoning ordinance or noise ordinance (71-195), certain characteristics and conditions should be addressed.

The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists should include, but not be limited to, the following:

- (1) The level of the noise:
- (2) The intensity of the noise:
- (3) Whether the nature of the noise is usual or unusual for that zone and type of use;
- (4) Whether the origin of the noise is natural or man-made;
- (5) The level and intensity of the background noise, (also known as the ambient noise level);
- (6) The proximity of the noise to sleeping facilities;
- (7) The character and zoning of the area within which the noise emanates;
- (8) The density of the inhabitation of the area within which the noise emanates;
- (9) The time of the day or night the noise occurs;
- (10) The duration of the noise;
- (11) Whether the noise is occasional, intermittent, or constant; and;
- (12) Whether the noise is produced by a commercial or noncommercial activity.

Conformance:

The above would be considered for specific projects proposed for the College Area Community during the environmental review process. If necessary, specific mitigation measures would be required at that time.

Policy:

Off-road vehicles should be restricted within 1000 feet of residences.

Conformance:

Off-road vehicles use would not be permitted within the College Area Community.

Policy:

Use of off-road vehicles shall conform to the law which requires written permission of the property owner and that the vehicle meet requirements of the motor vehicle code.

Conformance:

This policy does not apply to a specific project such as the College Area Community Plan.

Policy:

The City, through the Planning Commission and City Council, should encourage the attenuation of noise by landscaping and embankments.

Conformance:

Although this policy does not apply to the College Area Community Plan, it should be noted that recommendations such as those given above are included on the Urban Design section of this report.

Policy:

Whereas noise is recognized as transcending jurisdictional boundaries, the City of San Marcos supports a Comprehensive Noise Ordinance administered by San Diego County. Any enforcement of this ordinance is appealable to the City Council of the jurisdiction in which the violation took place.

Conformance:

This policy is not directed to a specific project such as the College Area Community Plan.

2. Safety Element

The Safety Element was prepared in order to identify and deal with potential hazards early in the planning process. To this end, four goals were adopted:

Goal: To introduce safety consideration into the planning process in order to bring a minimum loss of life, damage to property, and economic and social dislocation resulting from natural or manmade disasters.

Conformance:

The College Area Community has been investigated for potential hazards such as landslides, earthquake faults and flood hazards. No serious hazards were located. Proper engineering would eliminate the minor problems that could otherwise occur due to runoff and poor soil conditions.

Goal: To increase the safety for persons and property by minimizing preventable disasters.

Conformance:

The College Area Community Plan has been designed to minimize potentially hazardous conditions.

Goal: To reduce the disruptions to vital public and private services during and following a disaster.

Conformance:

This goal cannot be applied to a specific project such as the College Area Community Plan.

Goal: To restore the normal City functioning and activity, promptly and efficiently, following a disaster.

Conformance:

See the above statement.

3. Seismic Safety Element

The purpose of the Seismic Safety Element is to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from future earthquakes and other geologic hazards. The element consists of a single policy:

Policy:

Local jurisdictions must express explicitly why geologic considerations should provide a major input into the planning process. Established policy will serve as a justification for housing, building codes and land use regulations which are intended to reduce seismic risk. The Seismic Safety Element and geologic

information it contains should serve as inputs in the comprehensive urban planning process.

Conformance:

This policy is not directed toward any specific project such as the College Area Community Plan. However, geologic studies have been done and no major hazards were located. Building requirements of the Uniform Building Code would protect against general hazards, such as ground shaking, which could affect all of San Diego County. The City requires detailed geotechnical studies prior to issuance of a building permit. Adherence to the recommendations of such studies would ensure proper treatment of expansive soils prior to construction.

D. INFRASTRUCTURE ELEMENTS

1. Circulation Element

The purpose of this element is to ensure that an adequate system of roads exists to serve the basic needs of the City of San Marcos. The element contains several goals, policies and objectives:

Policy:

To provide maximum mobility for all persons in San Marcos.

Conformance:

A backbone system of master planned roadways have been identified for the College Area Community Plan. This road system is defined as follows: Las Posas Road, Borden Road and Palomar Road. The Plan would provide for the upgrading of Las Posas Road as an arterial street with a 102 foot right-of-way and a paved section of 84 feet. Borden and Palomar Roads would be retained as collector streets with 84 feet rights-of-way and paved sections of 64 feet. The Plan would also necessitate changes in the City's Circulation Element and Master Street Plan to resolve conflicts between this Plan and that Element. Additionally, the Plan would eliminate the planned extensions of Rancho Santa Fe Road, north of Mission Road as well as La Cienega Road; Valley Road and Palomar Road, north of Borden Road. Furthermore, the upgrading and extension of Capalina Road as a collector street/railroad overpass on the Master Street Plan would be provided as an east-west connection between Rancho Santa Fe and Mission Roads.

Policy:

To plan and budget for transportation in advance of need.

Conformance:

The implementation and financing of the needed roads has been identified and addressed in the implementation section of this Plan.

Policy:

To produce recreational as well as functional transportation opportunities.

Conformance:

Bicycle lanes would be provided along Las Posas Road, Borden Road, Palomar Road and throughout the community subdivision streets as a part of the citywide bicycle network. An additional system of interior trails would also be provided to link the residential areas with the community. These trails will generally pass through the open space/greenbelt system described in this document.

Policy:

To reduce the potential adverse impacts of the transportation network on the natural and human environment.

Conformance:

The proposed circulation system is planned to provide an efficient method of moving from one point to another within the College Area Community. The recommendations included in the Urban Design Element will be utilized to ensure that impacts such as noise are insignificant. The road system would reduce or eliminate existing circulation conditions within and in the vicinity of the plan area.

Policy:

Master-planned roads will be built and financed by assessment district; federal, state and county grants; and special revenues to the greatest extent possible.

Conformance:

This policy is not directed at any specific project such as the College Area Community Plan. However, it has been assumed that very few of the above funding sources will be available. Major roads in the Community will be provided in accordance with the public facilities implementation program described in this Plan

Policy:

Local streets will be built as subdivision or other development occurs by the developers who create the need for said streets.

Conformance:

All local streets within the College Area Community would be paid for by the developers of the various residential developments ultimately constructed.

Policy:

City highway construction will be by the following priorities:

- a. Reconstruction of dangerous or over-capacity stretches of highway.
- b. Providing access to housing neighborhoods or areas of job opportunities where such places now have substandard access.
- c. Providing access to shopping and recreational opportunities or between communities.

- d. Reserving and protecting the environment and minimizing the effects of urban change.
- e. Increasing the market value of private property on the urban fringe.

Conformance:

The road system designed for the College Area Community considers the above priorities.

- a. The westerly portion of Mission Road is being constructed by the City and is nearing completion of the 102 foot road improvements.
- b. Adequate access would be provided to all portions of the plan area, regardless of the category of land use.
- c. Streets have been planned to provide an efficient means of movement both within and through the College Area Community to minimize the effects of urban change. Where possible, alignments are shown to minimize grading, to avoid natural channels and to avoid concentrations of sensitive plants.
- d. The market value of property within the College Area Community would increase as roads and homes are constructed.

Policy:

The City will rely on a subregional agency, such as the North County Transit District, to provide public transit service.

Conformance:

This policy is not directed at any specific project, such as the College Area Community Plan. However, it should be pointed out that public transportation could easily be expanded into the Community as development occurs.

Policy:

The agency will provide both inter-City and local bus service on a convenient schedule with such short headways as can reasonably be accomplished.

Conformance:

This policy is not applicable to any specific project such as this Community Plan.

Policy:

A network of horse, hiking and bicycle trails will be established before 1976, conforming to the Circulation Element and to the park-chain concept of the Community Plan.

Conformance:

The College Area Community Plan contains a network of horse, hiking and bicycle trails which are described in the Plan.

Policy:

The City will maintain a Master Street Plan that is consistent with the plans of neighboring cities and the County of San Diego.

Conformance:

The City does maintain a Master Street Plan which designates

2. Public Facilities Element

This element provides a framework for a growth management strategy which allows for the logical extension of capital facilities and services as needed.

Goal: To ensure that capital public facility and service needs required to accommodate future growth are provided without unduly adding to the burden borne by the taxpayers and that the facilities built will directly benefit the new residents.

Conformance:

Facilities needs have been assessed in the Public Facilities Element. The cost of these facilities would be borne by the developers, and would be provided in accordance with the provisions contained in the implementation section of this document.

Goal: To ensure that adequate public facilities are provided in a timely manner so that residents, businesses, and other places of employment in existing and developing areas are adequately served with improved public access, parks, schools, water, sewer, fire protection service, and other public services concurrent with or in anticipation of need.

Conformance:

Facilities will be provided as identified in the implementation section of this document.

Goal: To manage the city's fiscal and physical resources and growth so that the demand for new public capital facilities and services does not adversely affect the existing or future residents.

Conformance:

Public facilities needs, methods of financing, and implementation are addressed in the Implementation Section of this document. Development of the College Area Community in accordance with this community plan text will assure services and facilities are provided when needed.

Goal: To manage the city's growth to avoid the potential problems associated with the reduction of tax resources, on-going maintenance, and operational expenditure and the reduced fiscal capability to improve public services.

Conformance:

The College Area Community Plan is based in part on a fiscal analysis prepared by Copley International Corporation. This report, included as a part of the appendix to

this plan, assesses the fiscal impact of the community plan. This plan was designed to minimize those impacts.

Goal: To provide incentives for development projects providing for capital facilities and services to new and old residents for the least costs and increased service efficiency.

Conformance:

This goal is directed to the city rather than to any specific project.

Goal: To provide for and recognize the importance of non-residential development to the city's fiscal health. Development applications for non-residential projects shall be reviewed and evaluated with a particular focus.

Conformance:

This goal is not directed towards any specific project. However, the College Area Community Plan provides for a variety of non-residential uses which would provide employment to residents of the area which would reduce vehicle miles traveled and would provide tax revenue to the City of San Marcos.

Besides the above goals, the City's Public Facilities Element also includes policies and objectives. These are reviewed below:

Policy:

That the development, redevelopment or rezoning proposal be consistent with a master public facilities development plan for the general area which has been reviewed by the Planning Commission and adopted by the City Council.

Conformance:

The Public Facilities Element of this document together with the financing and implementation sections, forms the Master Public Facilities Development Plan for the College Area Community.

Policy:

That the development plan includes an implementation section which sets forth in detail measures which will be taken to ensure that needed public services are provided concurrent with need in the development.

Conformance:

The implementation section appears in a later section of this document and should be consulted for the Plan's detailed measures to be taken by development within the study area.

Policy:

That the proponent of the rezoning, development or redevelopment proposal shall present evidence satisfactory to the appropriate body or agency that the required public services will, in fact, be provided concurrent with or in anticipation of the need.

Conformance:

See the Public Facilities, Financing, and Implementation sections respectively. These sections describe the general facilities that will be required but do not include specific agreements between the various service agencies and the individual property owners. Such agreements would be required prior to the start of any development within the College Area community.

Policy:

That the cumulative impacts shall be given strong consideration and mitigation measures included in the approval. Such impacts include, but are not limited to: road congestion, off-site and on-site improvements, drainage impacts downstream, and air quality impact.

Conformance:

Cumulative impacts have been considered in developing the public facilities requirements. A complete discussion of such impacts and mitigation measures is included in the certified Final Environmental Impact Report (on file with the City Planning Department) for the College Area Community Plan.

Policy:

That the Public Facilities Element provides incentives for direct control of development in areas that are fully or partially served by existing public facilities and designated for urbanized development by the Land Use element.

Conformance:

This policy is not directed at any specific project.

Policy:

That the City Council should disapprove a development, redevelopment or rezone proposal which it finds to be inconsistent with the goals and policies of this element because of the development proposal's location, size or timing.

Conformance:

The College Area Community Plan is consistent with the goals and policies of this element, as has been discussed above. The community plan does require that needed public services be provided as the College Area Community develops.

This plan also includes an assessment of needs, determines facilities phasing and methods of implementation, and discusses applicable financing mechanisms.

Policy:

That previously approved development plans, tentative maps, tentative parcel maps, rezone applications, and special use permits for the creation of residential lots remain valid and are unaffected by the policies contained in the Public Facilities Element with respect to basic services regardless of where the approved project is

located. Such projects would carry the responsibility for provision of basic services in accord with the original conditions of approval, as well as for development impact fees in effect at the time building permits are issued. This particular policy would not be effective if such prior approvals are rescinded, revoked, expired or become null and void.

Conformance:

There are no previously approved development applications located in the College Area Community that have not been completely built out.

Objective:

To assure adequate road and drainage capacity exists for the project and its cumulative impact. Assure project does not result in the creation or contribution to existing hazards.

Conformance:

The College Area Community Plan has been designed to minimize impacts upon existing storm drain and road systems.

With respect to drainage, the city is presently constructing a master storm drain system. This system was designed to handle eventual urbanization of the College Area Community. Besides developing their own in-tract drainage systems, developers in the College Area Community would be responsible for construction of those portions of the master system located north of Mission Road. These would be constructed in conjunction with Las Posas Road and Mission Road. The final design would be subject to approval by the city's Engineering Department. Developers may also be required to contribute drainage fees. No hazardous conditions would be created or significantly contributed to by development within the College Area Community.

With respect to streets, developers in the College Area will be required to construct all on-site master plan streets and all in-tract streets. They would also be contributing to the off-site construction of several off-site streets and other road facilities. This construction would ensure that no hazardous road conditions would be created or contributed to, and would actually relieve some such conditions that now exist.

More complete discussions of storm drain and road requirements are included in the Public Facilities Section and included in the College Area Community Plan.

Objective: (schools)

To assure the efficient, economical, and timely provision of capital facilities, equipment necessary to serve the proposed project and its cumulative impact prior to approval of said development proposal.

Conformance:

Two elementary school sites have been designated by the San Marcos Unified School District. The sites and facilities could be provided through state funds, developer

contributions and/or a combination of these and special agreements. Schools are further discussed in the Public Facilities Implementation Section of this Plan.

Objective:

To assure an adequate sewage disposal system is available and water pressure for domestic and fire flow considerations necessary to serve the proposed project and its cumulative impact prior to approval of project, prior to issuance of building permit.

Conformance:

Water and sewer systems would be provided; the design of these systems and their financing must be approved by the San Marcos County Water district.

Various alternative master systems have been defined in the College Area Community Plan Water and Sewerage Service report prepared by Lowry and Associates and included as a part of the appendix to the Environmental Impact Report for the College Area Community Plan.

Objective:

To assure the provision of land and park and recreation facilities in accordance with the City Park and Recreation Element to the General Plan.

Conformance:

Park requirements have been identified by the City Park and Recreation Department; these are discussed in the Public Facilities Section. The park site and facilities can be provided in a number of ways, including assessment district, developers fees, and negotiated agreements.

V. PLAN IMPLEMENTATION

The College Area Community Plan is a long-range plan that will generally guide development using a series of goals, policies, and objectives. The general location of the various permitted uses is also established through the assignment of land use designations. Because it is a general guide, the community plan does not include specific standards such as building heights, setbacks or grading requirements. Such standards are instead covered through various implementation ordinances, codes, and standards. The purpose of this section is to recommend a program that will permit the implementation of the College Area Community Plan. As such, this section is divided into three parts. The first reviews existing implementation techniques, the second discusses development phasing as related to the provision of public services, and the third discusses the various available methods of financing the necessary public facilities.

A. IMPLEMENTATION TECHNIQUES

1. Zoning

The City of San Marcos Zoning Ordinance is a set of regulations detailing development standards for various land uses within the city. It includes such details as specific allowable

uses, yard setbacks, building height, ground coverage limits, and minimum distances between buildings.

Because of the general nature of the plan, it is often possible for several zones to be compatible with each land use designation. Table _ is a matrix showing which zones are compatible with the designations shown on the College Area Community Plan land use map. This matrix covers existing zones and is meant to guide the city and property owners in determining what can be done on any given piece of property. It is probable that new zones will be adopted as the need arises and existing zones will be revised. These zones will be worked into the matrix and applied where feasible throughout the College Area Community.

2. Subdivision

The City of San Marcos Subdivision Ordinance guides the development of specific subdivision design. Instead of setting site specific requirements, the subdivision ordinance sets specific design requirements such as street widths, pipe sizes, and material strengths. The subdivision ordinance also details processing requirements as well as applicant responsibilities. All tentative maps prepared for the College Area Community will be subject to the subdivision ordinance.

3. Grading

The City of San Marcos Grading Ordinance sets standards for land alteration. Among other things, it regulates manufactured bank heights, slope ratios, and methods of cutting and placing fill. The ordinance encourages the minimization of grading and the retention of the

natural terrain wherever possible. All development proposed within the College Area Community will be subject to this ordinance.

4. Planned Residential Development (PRD)

The Planned Residential Development (PRD) ordinance was developed to facilitate greater creativity and flexibility in the design of residential projects. A PRD is a special use permit that may be granted in any residential zone or in the E-1-20 estate zone. The use of a PRD permits the city to set more specific development criteria unique to each individual project and encourages project proponents to develop designs which are tailored to the topography of the land. Developers should be encouraged to use the PRD procedures in areas where significant natural resources are present, steep topography exists, or where significant cost savings could be realized through the clustering of units.

5. Residential Growth Management

The Residential Growth Management Ordinance (RGM) was developed to ensure that growth does not overburden existing public facilities. Under this program, a project must obtain a certain number of points before it can be approved. The point system in effect considers transportation, open space, natural environment, parks and recreation facilities, schools, and public facilities. All tentative maps proposed for the College Area

Community will be subject to the residential growth management program both as it now exists and as it may be revised in the future.

B. PHASING OF DEVELOPMENT

The following discussion outlines the major public improvements that must be implemented in order to provide necessary facilities for the future residents of the College Area Community. It should be noted that these improvements will be financed by the developers of vacant property within the planning area and therefore will not create a burden upon existing residential property owners within San Marcos. Due to the multiple ownerships that exist within the College Area Community, it is not possible to pinpoint exactly where residential or other types of development will first occur. Rather, the phasing plan lists a threshold level of total numbers of dwelling units or equivalents which will generate the need for specific improvements. These threshold levels and attendant improvements are listed in Table 5 to be found on Page 81. It is recommended that all improvements described below be the subject of conditions placed on the tentative maps falling within the threshold levels. In this way, necessary improvements will be provided as the community develops and in conjunction with attendant land use development. Methods of financing these improvements are discussed within the Implementation Section.

1. Water

Approximately two-thirds of the College Area Community is located within the San Marcos County Water District (SMCWD). The remaining one-third is located within the

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Vista Irrigation District (VID). Much of this area is already developed and VID has facilities in place to provide water. Individual projects will have to meet requirements set by VID.

SMCWD does not presently have facilities in place to serve the College Area Community. In order to ensure that water service is available, the following program should be implemented:

- a. Prior to any final maps being recorded in the College Area Community, property owners will have to meet with SMCWD or VID to determine which system should be pursued.
- b. A backbone system for that portion of the Community Plan area located within the SMCWD or for that portion located within VID will have to be conceptually designed and its construction costs estimated. Phasing, if possible, should be considered.
- c. An agreement establishing the method of financing will have to be negotiated. Any individual property owner may elect not to participate in this process. However, non-participating owners will have to become a party to this agreement when they propose development of their property.

- d. The above steps will have to be taken prior to recordation of any maps within the College Area Community. In addition, provision will have to be made in the referenced negotiated agreement requiring the developer of those first units to contribute his "fair share" towards the eventual construction of the overall backbone system.
- e. Each developer will be responsible for constructing the required "in-tract" water distribution system, as well as any off-site mains required to connect the project to the master backbone system.

2. Sewer

A portion the College Area Community is not presently located within a sewer district. It is anticipated that most development in this area will consist of large estate lots and will utilize septic tanks. Should sewer service be required, annexation to an appropriate district would be necessary.

The southern two-thirds of the College Area Community is located within the SMCWD. Some sewer lines do exist in the southern part of the plan area. The lines could serve approximately 100 additional units. To ensure that adequate sewer service is provided, the following program is recommended:

- a. Prior to recordation of any final maps for the College Area Community, property owners will have to meet with the SMCWD and determine which system should be implemented.
- b. A master backbone system for the community plan area should be designed and its construction costs estimated. Phasing, if possible, should be considered.
- c. An agreement establishing the method of financing will have to be negotiated. Any individual property owner may elect not to participate in this process. However, non-participating owners will have to become a party to this agreement when they propose development of their property.
- d. The above steps will have to be taken prior to construction of any of the 100 +/- units for which capacity does exist. The developer of the first 100 +/- units will be required to contribute the appropriate "fair share" towards construction of the master system.
- e. Each developer will be responsible for constructing the required "in-tract" liquid waste disposal system, as well as any off-site sewer lines or improvements required to connect the project to the master backbone system.

3. Storm Drains

The following implementation schedule is recommended to assure the provision of adequate drainage facilities.

- a. Analyze downstream system, both existing and proposed. This will be done by the city when updating the Master Storm Drain and Flood Control Plan. This Master Storm Drain and Flood Control Plan is not currently a part of the City's Five Year Capital Improvement Program. A developer or developers may elect to do this study, depending upon their own development timing.
- b. Determine facilities needed for master backbone drainage system. Again, this may be done by either the city, when revising their Master Storm Drain and Flood Control Plan or by a property owner(s) depending upon the timing of master plan revisions.
- c. Construction of the master drainage system for the College Area Community will be done with construction of individual projects, as required by the City of San Marcos.

4. Fire Protection

Fire protection is presently provided by the San Marcos Fire Protection District (SMFPD). The following implementation program is recommended to ensure that adequate fire protection is provided:

- a. Codes, covenants and restrictions (CC&R's) will be prepared for each development within the College Area Community. The CC&R's will provide for an annual operation and maintenance fee to be collected by the fire district through the Mello Roos Community Facilities Act.

5. Police Protection

Police protection is presently provided by the County of San Diego Sheriff's Department under contract to the City of San Marcos. According to general county standards, the addition of a full-time patrol car will be needed upon build out of the College Area Community. It should be noted that the general standards are based upon overall population and the additional patrol car will be needed as the City of San Marcos expands its population. The additional level of services will therefore be required whether or not increased population occurs within the College Area Community or another area of the City of San Marcos.

6. Schools

The San Marcos Unified School District provides service to the College Area Community. The District has indicated that they may ultimately need two elementary school sites. The elementary school site should be 10 acres in size if located adjacent to a park site.

- a. The first elementary school site will be required when the College Area Community contains 406-750 dwelling units. Continuing assistance will be needed for schools constructed off-site until the College Area Community is either built out or the facilities are constructed. The timing of and decision for providing and locating another elementary school site is a matter to be determined by the San Marcos Unified School District Board.

7. Parks and Open Space

The City of San Marcos provides park and recreation facilities. It has been determined that a 12-acre community park facility is necessary to serve the College Area Community.

- a. The 12-acre community park will be needed by the time 406-750 dwelling units are constructed within the community. Prior to recordation of any maps within the College Area Community, an agreement should be worked out regarding the facilities needed, methods of provision, and phasing.
- b. Private recreation areas will be needed in conjunction with individual subdivisions and PRD's.
- c. Open space and trails should be provided in connection with individual tentative maps as generally shown on the College Area Community Plan land use map.

8. Roads

According to the traffic study prepared by Stephen George & Associates, existing designated land uses in the vicinity of the College Area Community and Palomar Community College will generate more daily trips than will development within the College Area Community at total build-out. The responsibility for road improvements associated with community plan implementation and with other development in the vicinity of the community plan area therefore rests not only with the developers of the College Area Community but with Palomar College, other developers, the City of San Marcos, and Caltrans as well.

The phasing of road improvements associated with community plan implementation should be closely linked to the location and density of future land uses within the College Area Community. Since the precise phasing of development within the College Area Community is undetermined at the present time, certain assumptions must be made with regard to the phasing of road improvements. These assumptions are outlined below:

- a. It is assumed that the first development within the College Area Community will be located adjacent to Las Posas Road. Construction of Las Posas Road and improvements to Mission Road to accommodate existing and future traffic levels should therefore be the first priorities.
- b. Borden Road should be constructed east of its intersection with Las Posas Road as development occurs adjacent to it. Borden Road will certainly be required by the time the elementary school/village park complex is developed.
- c. The timing of construction of Palomar Road, the Las Posas Road/SR 78 off-ramps, and other identified road improvements should be closely linked with development south of Mission Road, with any proposed development of the Palomar College stadium and consumer science facility, and with other development in the vicinity as well as with development within the College Area Community.
- d. Las Posas Road will serve as the primary north/south corridor for the College Area Community.
- e. Initially, all internal roads within the College Area Community should be constructed to half width or two lane width, whichever is wider, by developers of residential property on one side of a road. Commercial, office/professional developments on one side of a road should construct a half-width structural road section with medians, where required by the

Circulation Element and City Standards, plus one lane width on the other side of the road. The full width of right-of-way as required by the Circulation Element and Master Street Plan should be dedicated to the City as a condition of final subdivision approval.

Las Posas and Borden Roads (Borden to Palomar Road included) should be arterial highways (102 feet of right-of-way; 4 paved lanes with medians). Las Posas Road shall be 102 feet of right-of-way to the present City jurisdictional boundaries and northerly of this boundary to Buena Creek Road, the ultimate right-of-way shall be 84 feet of with 2 paved lanes connecting to Buena Creek Road. Palomar and Borden, east of Palomar to Twin Oaks Valley Road should be collector highways (84 feet of right-of-way with 4 lanes of width). Right-of-way of four lanes for Las Posas Road, Borden Road, and Palomar Road should, however, be retained prior to development.

9. SUMMARY OF IMPROVEMENTS

Upon review of the preceding analysis of required improvements to facilitate development of the College Area Community, the following summary list of basic requirements is provided (Table 5). Table 5 attempts to indicate at what basic threshold level of dwelling units various improvements will be required. Each of the threshold levels can be considered a development phase. Individual subdivision maps falling within the indicated threshold phase would be required to implement the improvements and necessary agreements prior to recordation of the subdivision map. The table that follows therefore, indicates the threshold number of dwelling units or equivalent dwelling units along with required improvements that must be completed or bonded for, prior to recordation of the maps within the threshold category. In addition, all subdivision maps shall dedicate open space consistent with the Community Plan. School fees shall also be required for both elementary and secondary school facilities. It should be noted that the following list only addresses improvements that must be constructed to implement the College Area Community Plan. It does not address those regional improvements that will be the responsibility of several different parties, and whose provision must be coordinated by the City.

TABLE 5
SUMMARY OF REQUIRED
IMPROVEMENTS

<u>THRESHOLD</u>	<u>NEW DWELLING UNITS</u>	<u>REQUIRED IMPROVEMENTS</u>
1st	0-100	Complete the creation of a Mello-Roos Community Facilities Assessment District for new development. Complete a water and sewer study in cooperation with SMCWD to determine the timing, construction and financing of the backbone system. Prepare and submit for City approval a 100-scale community open space map.

Dedicate such open space areas as required by the City.

Prepare a park site development and implementation plan for City review and approval.

Complete negotiations with the San Marcos Unified School District reserving future school sites, Public Facilities Fees and improvements.

Prepare and submit a storm drain study to determine the timing, construction and financing for the backbone system as defined and specified by the City Engineer.

Complete the construction of four lanes and medians for Las Posas Road north of Mission Road to the intersection of Borden Road (a.k.a. Notch) in addition to project specific street improvements.

Reserve a site for a future fire station.

Dedicate ultimate rights-of-way for planned roadways and flood control channels.

2nd 101-270

Construct off-site sewer connection.

3rd 271-405

Dedicate public park site.

Prepare a detail pedestrian/riding trail system plan.

Construct flood control channel.

Construct two lanes (of the ultimate improvements) on Palomar Road and Borden Road (to Twin Oaks Valley Road) serving the community.

4th 406-750

Construct public park site.

Complete a comprehensive traffic study of the existing and planned roadways serving or providing linkage to the College Area Community to determine timing and degree of public roadway improvements needed to serve additional new development within the College Area Community. Said evaluation shall be conducted to the specifications of the City Engineer.

		Complete construction of elementary school site.
		Establishment of permanent fire station and placed into service by completion of the 750 home.
5th	751-1000	Complete widening of Palomar Road from Mission Road to Borden Road to four lane capacity in addition to on-site street improvements.
		Prepare necessary detailed drawings and/or improvement plans for required water storage tank(s) as required by San Marcos County Water District.
6th	1,000-1,800	Construct improvements for water storage tank.
7th	1,801-2,700	Complete linkages for hiking and riding trails system in the community. Complete construction of all identified public improvements in the northerly and southwesterly portions of the community.

The foregoing list summarizes major backbone improvements that can be associated with a specific number of dwelling units or their equivalent. However, other improvements will also be required which must be implemented in conjunction with a certain type of development or with development in a certain location. In some cases, the location of a development will modify the threshold at which it might otherwise be provided. Improvements associated with a development type or location are shown in Table 6.

TABLE 6
Summary of Required Improvements
Dependent upon Type or Location of Development

Development Type	Required Improvements
Subdivision, PRD or other housing application	Contribute school fees for off-site junior and senior high schools.
Subdivision, PRD or other housing application	Dedicate open space or public facility site in accordance with community plan.
Commercial center and residential developments	Construct and dedicate Borden Road to four lanes with median.
Palomar College stadium and consumer science facility	Construct Palomar Road
Development along Las Posas and Borden Road corridors	Dedicate ultimate right-of-way and improve two to four lanes with median, depending upon need.

Dedicate ultimate right-of-way and improve to two to four lanes with median, and construct flood control channel, depending need.

Commercial center

Construct required water tank to assure adequate fire flows

C. PUBLIC FACILITY FINANCING

Funding of public facilities for the College Area Community will generally fall into two categories: non-recurring expenditures required for initial construction of capital

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College Area Community Plan

facilities and recurring expenditures required to operate and maintain those facilities. This section will discuss various financing mechanisms for both types of expenditures.

Due to changing market conditions and the uncertainty of the timing of development, specific financing plans for construction of the required public facilities are undetermined at this time. This section provides information concerning the methods which could be used to finance the various public facilities. Specific financing plans for the provision of public facilities must be provided prior to the recordation of any final maps for development within the College Area Community as discussed in Implementation Section.

1. Capital Facilities Financing

Funding for construction of the capital improvements identified in Phasing of Development, will be provided by the developers and/or property owners within the College Area Community. Several financing methods are available to accomplish this. Any one or a combination of these methods may be used depending upon the type of improvement being constructed. These methods do not rely on City revenues, nor will they require contribution by existing residents of the College Area Community.

- a. **Direct Developer Contributions:** This method would involve direct developer contributions to fund capital improvements. This can be done in several ways. For example, an agency can simply require a developer to construct a needed improvement. For some facilities such as schools or storm drains, the developer(s) would be required to meet with the affected agency, agree upon a conceptual system design and phasing, estimate the cost of that system, and agree upon a method of financing and/or providing that system before the recordation of any maps within the College Area Community. The resulting agreement would require participation of all developers in the College Area Community, even though they may not have assisted in developing the original agreement.

This method could also be used for providing the public park and fire station. This method of funding has several advantages. Assuming the cooperation of all developers, funding could be provided rapidly, which would ensure the quick provision of needed facilities. Each agreement

could be tailored to the specific needs of the developer(s) and the affected agency.

There are also disadvantages to this method. The initial outlay of funds required to construct the needed facility is generally very large. For certain facilities, it would not be possible to phase funding over the entire project build-out period, in which case such an initial outlay of funds would be indicated. This method may temporarily eliminate the smaller developers who cannot afford to carry the burden of providing funding for "front end" facilities needed for the entire community. They would have to wait until someone else began construction regardless of whether this is practical from a phasing standpoint. Finally, this method requires some measure of agreement among the various developers and property owners. Disagreement among the various developers and property owners could greatly reduce or eliminate the advantages or rapid provision of funding and facility construction discussed above.

In general, this method is probably not suitable for the provision of large facilities that cannot be phased, such as a major off-site sewer trunk line or sewage treatment plant. It is probably best suited to facilities which can be phased and which require smaller expenditures such as storm drains, portions of some streets, the 12-acre park and the fire station.

b. Assessment Districts: Assessment districts can provide for construction of needed facilities with an equitable distribution of costs. Assessment districts are generally formed in the following manner:

- (1) Property owners (51 percent minimum) petition the city or agency requesting that a certain project be undertaken.
- (2) The proposed facility is designed and the cost estimated. Each property owner's proportionate cost is determined.
- (3) A public hearing is held.
- (4) Bonds are sold to pay for immediate project construction.
- (5) The facility is constructed. Owners generally pay their share slowly over a number of years.

Assessment districts are beneficial in that they reduce "front end" costs, allowing needed improvements to be constructed. In addition, the boundaries of assessment districts shall be drawn to exclude any existing residents, ensuring that only the owners of vacant land will be assessed for the costs of future capital public facilities.

There are also disadvantages to assessment districts. First, the bonds sold to pay for construction may not yield a high enough interest rate to be attractive to investors. Second, in some cases, the time needed to form such a district can be too long (2-3 years) to make its use feasible. This sometimes occurs when extensive plans are needed as the basis for cost estimates and subsequent assessments.

Assessment districts can be used to provide a wide variety of facilities and services. In the College Area Community, they could be used for water, sewer, storm drains, and/or streets.

- c. Park Service Districts/Open Space Maintenance Districts: Park service and open space maintenance districts are a type of assessment district and are formed in the same way as are the assessment districts described above. These districts can be set up as two separate districts or a single district can be formed to serve the functions of both. In either case, the district(s) would be operated by the City.

A park service district could be formed to acquire and improve park land (in lieu of developer dedication, improvement or payment of fees). An open space maintenance district would maintain open space amenities above and beyond what is normally provided by the city. Such amenities could include, but are not limited to, street landscaping, open space, greenbelts, trails and other open spaces not routinely included within a community. Maintenance of the 12-acre public park could not be provided in this manner. The provision of the park would benefit the entire city and would be required by the adopted City standards which require parks to be provided in direct proportion to the population. The establishment of a park service district is recommended if the property owners involved cannot agree on any other method of financing.

- d. Collection of Fees: The collection of fees upon issuance of building permits is another method of financing capital facilities. This method generally works best for facilities that are provided either quickly or on a continuing basis, such as traffic signals. Because these fees are collected slowly over a period of time, they are usually devalued by inflation before a large enough sum can be generated for a major project such as a sewage treatment plant.
- e. Reimbursement Agreements: Under this type of agreement, a developer advances the money for construction of a specific facility and relies upon the affected agency to collect fees from property owners who benefit later from the improvements. Reimbursement agreements could be used to provide most of the facilities required for the College Area Community. They have the advantage of being relatively simple to institute and can ensure that the required facility will be available when needed. The disadvantages of this method are that the initial outlay of funds for construction of the needed facility are large and the funds invested may be greatly devalued by inflation before they are reimbursed.
- f. Public Non-Profit Corporations: Public non-profit corporations can be used to provide a wide variety of capital facilities. A single corporation may provide a single plant, such as a sewage treatment plant or several facilities such as major streets, storm drains or railroad overpasses.

Such a public non-profit corporation would be established by the City Council or agency board of directors who would also appoint the corporate board of directors. Once established, the corporation would sell bonds to secure the capital necessary to finance the construction of the needed

facility. Once completed, the facility would be leased to the appropriate agency. Payback on the bonds results from lease payments and collection of user fees. The corporation could be eliminated once the facility is complete and the bonds have been retired. The benefits of using this method are several:

- (1) The corporation can be set up relatively quickly. Average time required is roughly 2-3 months with an estimated set up cost (for a single facility) of approximately \$10,000.
- (2) Needed facilities can be provided in a timely manner.
- (3) Financing is long-term. Methods of retiring the bonds are not limited by law. The corporate board of directors would make this decision based on the particular circumstances involved.
- (4) The corporation need not pay income taxes as long as it operates within the legal definition of a non-profit corporation.
- (5) Payback against the bonds can be deferred within the limits of state and federal corporation law.
- (6) Costs are not passed on to the general public, but are limited to the area served by the new facility.

The major disadvantage associated with this type of financing concerns the amount of administration and paperwork that may be involved. Additional staff could be required, depending upon the complexity of the corporation. This cost would be regarded as part of the facility cost. This type of financing would, at this point in time, be most appropriate for facilities that require large capital outlays, such as a sewage treatment plant or backbone water system.

- g. Conventional Subdivision Financing: Conventional subdivision financing consists of the traditional methods used by developers to acquire funds for new construction. This method will be used by the various developers to finance and construct the specific in-tract improvements needed for each particular project. These improvements include interior streets, local water distribution systems, and individual recreation centers.
- h. School Fees: Developers will enter into agreements with the San Marcos Unified School District to pay per unit fees or dedicate land in lieu of payment. These fees will be used to provide the required on-site and off-site schools.

2. Operation and Maintenance

In addition to providing major capital facilities, any long-range development plan must also provide for the long-term operation and maintenance of these facilities. New development must support itself. In order to assess the long-term operation and maintenance costs of new development within the College Area Community, a fiscal impact analysis was conducted by Copley International Corporation (CIC). The analysis is included as a part of the appendix to this document (copy is on file with the City Planning Department) and summarized below.

Assumption used for this analysis included: 2.71 persons per household (based on the average number of persons per household as determined from the 1980 Census Bureau, Neighborhood Statistics Program, College Area Community) and the indicated number of dwelling units planned for the plan area--2,700 with an estimated population of 7,317 additional persons.

Revenues and expenditures include those for law enforcement, public works, building and engineering, and parks and recreation. These cover the major services provided by the city (streets, control of drainage and flooding, and parks). They do not include water, sewage treatment, schools or fire protection. These are discussed later in this I section. Based on existing per capita expenditures, i.e., maintaining the same servicelevel in the College Area Community as is now provided to the rest of the City, the annual expenditures for the recommended land use plan were estimated and are shown on Table 7.

TABLE 7
Anticipated Expenditures

Expenditure Category

Administrative Support	\$163,974
Law Enforcement	255,656
Public Works	278,704
Building & Engineering	129,657
Parks & Recreation	220,095
Other_	<u>391,313</u>
TOTAL	\$1,439,399

Annual city revenues are generally derived from taxes, fees, and fines; revenue from other agencies; gas tax; and revenue from use of money. Annual general fund revenues were calculated by CIC and are shown in Table 8.

Table 8
Anticipated Revenues
At Plan Buildout

Revenue Source

Taxes	\$872,406
Fees & Fines	238,022
Revenue from Other Agencies	272,192
Gas Tax	96,804
Misc. & Other (inclu.	64,755
Revenue from Use of Money)	
TOTAL	\$1,544,179

Based on these figures, it is apparent that total city expenditures in the College Area Community under the final land use plan will be less than the total revenues derived. At complete build-out, net annual revenues would stabilize at total number indicated. Net possible cash flow to the City is approximately \$110,000 annually from the build-out of this projected plan.

The San Marcos Fire Protection District has indicated that they cannot provide day-to-day service or maintain the required fire station under the present tax structure. Money for these purposes will be provided through the provisions of the Mello-Roos Community Facilities Act of 1982. They will be collected annually when property tax bills are collected.

The San Marcos County Water District (SMCWD) obtains funds for operation and maintenance from user fees. The San Marcos Unified School District (SMUSD) receives operation and maintenance funds from taxes. Any additional money that is needed is supplied by the state. There are presently no mechanisms available which permit a school district to levy a benefit fee.

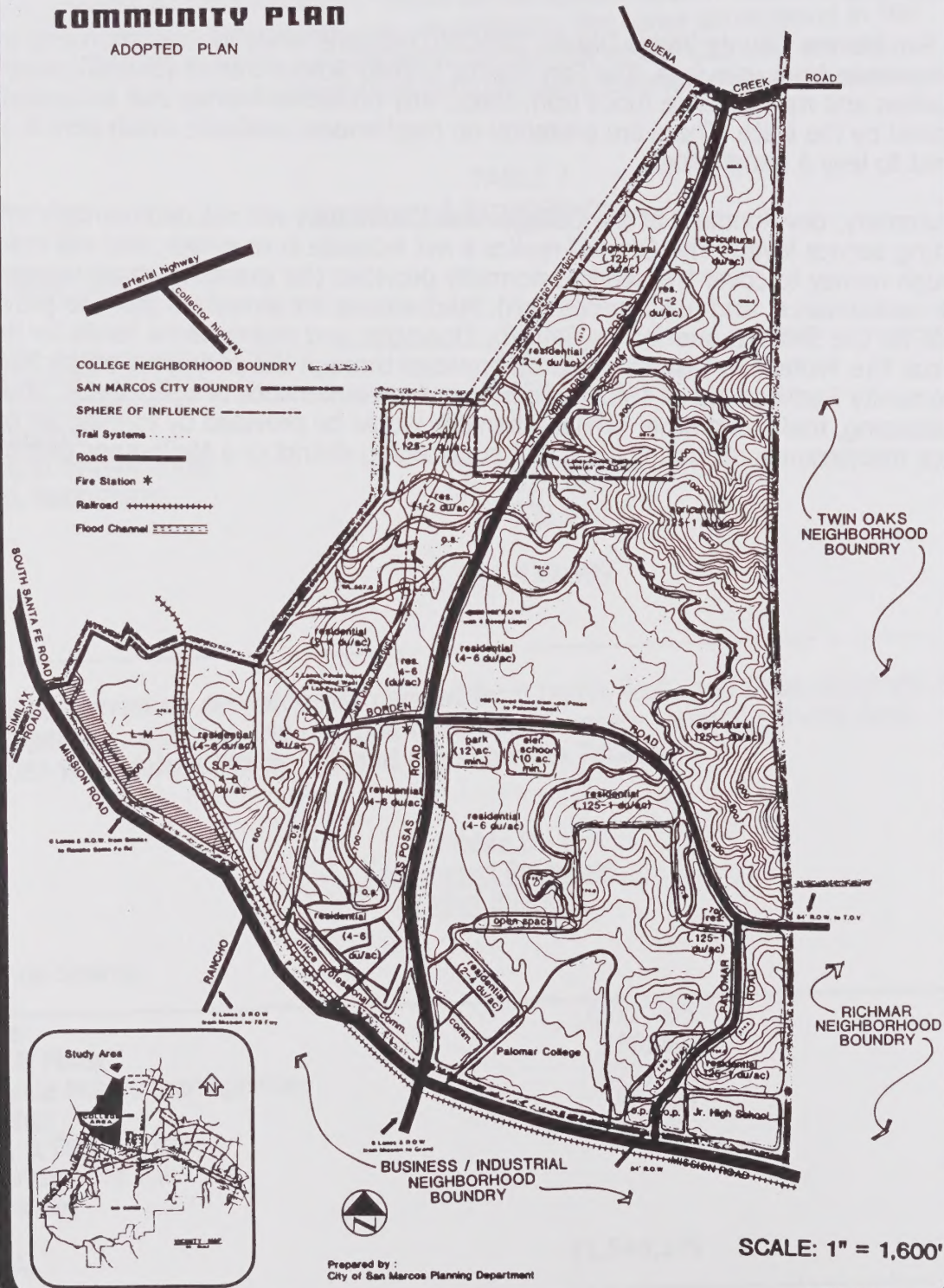
In summary, development of the College Area Community will not detrimentally affect existing service levels. The City will realize a net increase in revenues, and will collect enough money to cover the services normally provided (for example, street maintenance, park maintenance, and police protection). Mechanisms are already in place to provide such funds for the SMCWD and for the SMUSD. Operation and maintenance funds for the San Marcos Fire Protection District would be provided through the provisions of the Mello-Roos Community Facilities Act of 1982 while money for maintenance of open space, street landscaping, trails, and other similar amenities would be provided by forming an open space maintenance district, lighting and landscaping district or a Mello-Roos district.

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	X .85 = Max. Allowable Densities
0.125 - 1 du/ac	0.1 - 0.85 du/ac
1 - 2 du/ac	.85 - 1.7 du/ac
2 - 4 du/ac	1.7 - 3.4 du/ac
4 - 8 du/ac	3.4 - 6.8 du/ac
8 - 12 du/ac	6.8 - 10.2 du/ac
12 - 15 du/ac	10.2 - 12.75 du/ac
15 - 20 du/ac	12.75 - 17.0 du/ac
20 - 30 du/ac	17.0 - 25.5 du/ac

COLLEGE AREA COMMUNITY PLAN

ADOPTED PLAN



BUSINESS / INDUSTRIAL DISTRICT

6.0 BUSINESS/INDUSTRIAL DISTRICT PLAN

LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Business/Industrial District. These expressed objectives are a set of policy statements to guide and specify how development should occur within the District as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO ESTABLISH THE BUSINESS/INDUSTRIAL DISTRICT AS THE LOCALE FOR INDUSTRIAL, RETAIL AND SERVICE COMMERCIAL AND OFFICE-PROFESSIONAL USES IN THE CITY; TO PROVIDE FOR ADEQUATE AND DIVERSIFIED HOUSING TO SUPPORT SUCH ACTIVITIES; AND TO PRESERVE AND ENHANCE THE AREA'S NATURAL AND OPEN SPACE RESOURCES.

OBJECTIVES AND POLICIES:

Community Identity:

- A. To encourage the development of an identifiable, distinct, and unique urbanized character in the District Planning Area.
 - 1. The commercial area, adjacent to San Marcos Boulevard between Rancho Santa Fe Road and Knoll Roads, should be developed with an "Early California" architectural style and shall be consistent with a "California Village" architectural theme established by the City.
 - 2. "California Village" shall be established and developed as an overlay zone within the District with streetscape, architectural treatment, street furniture, landscaping and pedestrian areas delineated in specific developmental plans.
 - 3. Safe pedestrian access/movement shall be encouraged and provided by private and public development throughout the "California Village" area.

4. The "California Village" area shall be linked to the San Marcos Creek open space corridors and to the City's Linda Vista Park site.
5. The primary and secondary entryways into the District Planning Area should be designed to include a distinctive design treatment which would identify entry into the "California Village" area and into the City proper. Such design treatments should include the combined use of landscaping, lighting, signage, outdoor art and other graphic displays.
6. The Highway 78 corridor shall be designated as a special overlay zone to identify and guide development of the land area adjacent to the freeway as a sensitive and highly visible area. This overlay should identify specific standards calling for special design treatments to buildings, parking areas, landscaping and signage.

Residential:

- A. To assure that a variety of residential densities and types are available in designated locations with commercial and industrial activities located nearby.
 1. Medium and higher density residential housing shall be located and concentrated in specifically designated areas of the District Planning Area.
 2. The unincorporated areas of the District Planning Area shall be designated for estate, low and medium residential densities and development.
 3. The land area south of the San Marcos Creek corridor shall be developed in a "planned residential" type of development with open space linked throughout this corridor and providing pedestrian linkage with the commercial areas to the north of the Creek.
- B. To ensure that residential development within the District Planning Area is within the projected city-wide market absorption rates and public service delivery capacities.
 1. Residential developments shall be designed to not exceed more than 85 percent of allowable density designations.
 2. The City shall establish a development monitoring system and program to be able to evaluate the impact of new development on public facilities and services.

Commercial:

- A. To ensure a diversified, well-balanced and viable commercial base by promoting a full range of commercial activities and development within the District Planning Area.
 - 1. Community and Neighborhood commercial centers shall be located throughout the District Planning Area.
 - 2. "California Village" shall be established as a theme specialty retail and service commercial area along San Marcos Boulevard.
 - 3. Retail commercial uses shall be encouraged to locate within existing shopping centers or in new centers to promote and foster their growth commensurate with the size and type of market (population) area to be served.
 - 4. Retail and service commercial uses shall be encouraged to locate within specifically designated areas along Rancho Santa Fe Road and San Marcos Boulevard in the District Planning Area.
 - 5. Office-professional, industrial and commercial/manufacturing uses shall be concentrated within specifically designated areas of the District Planning Area.
- B. To ensure that commercial areas within the District are conveniently located to be efficient, attractive and safe for vehicular circulation and pedestrian usage.
 - 1. Commercial activities and uses shall be located at major pedestrian and vehicular intersections.
 - 2. Auto-oriented commercial areas shall be encouraged to develop in lot depth rather than in width to provide adequate land area for parking, open-air plazas (adjacent to the street) and to accommodate street frontage landscaping and building placement.
 - 3. Coordinate and visually link commercial and adjacent non-commercial areas through the use of landscaped buffers and planter areas, particularly along property lines.
 - 4. Provide adequate land in designated locations for the various types of commercial activities planned for the District, such as

office-professional, retail and service commercial, light industrial and medium industrial uses.

5. Commercial buildings shall be designed and located at and along the street frontages with parking located to the rear of the buildings, as well as, allowing such commercial buildings to be located to the rear of the property.
6. Retail commercial uses should be grouped and clustered into retail centers.
7. Buffer commercial uses from surrounding streets and other uses by means of curbs, landscaping, fencing, building design and placement, as well as lot design.
8. Newly designed shopping centers shall be a planned unit setting forth, through a development plan, the standards for landscaping, parking areas, signage, building architectural treatment and public area improvement design consistent with City regulations and established themes.
9. Promote the revitalization and redevelopment of existing uses or businesses to enhance surrounding properties and businesses by the removal or rehabilitation of outdated, nuisance buildings or uses through the use of specific redevelopment programs and activities.
10. Link commercial areas with open space corridors and pedestrian walkways, wherever possible, through project design.
11. Provide for controlled traffic turning movements and vehicular access to and from auto-oriented commercial areas through the use of landscaped medians, signalized intersections, concentrated driveway locations, existing/planned 4-way intersections for the arterial and collector roadways and parallel roadways, such as frontage roads.
12. Discourage the intrusion of incompatible uses in commercial and industrial areas.
13. Promote and encourage the beautification of commercial, industrial and residential developments through site design, control of building location or arrangement, building facades, graded pad elevations, signage and landscaping.

Industrial:

- A. To establish the Business/Industrial District Planning Area as the location for industrial development promoting employment opportunities, which will develop an economic base by encouraging the development of modern, attractive industrial parks and areas.
1. Concentrate industrial development between Mission Road, Rancho Santa Fe Road and San Marcos Boulevard, as well as the area east of Poinsettia Avenue between Linda Vista Drive and San Marcos Boulevard (Encinitas Road).
 2. Promote and encourage the development of a diversified industrial base, including manufacturing, distribution and warehousing type industries.
 3. Provide sufficient land use designations for land areas locations which are adequately served by vehicular arterials, rail lines and all utilities.
 4. Promote attractive, high-quality industrial architectural design through the establishment of specific City design standards.
 5. Industrial development adjacent to the Route 78 Corridor shall consist of masonry and/or tilt-up concrete construction.
 6. Promote the general visual quality and improvement of the City's industrial areas by encouraging professional architectural and landscape designing in conjunction with careful siting of industrial buildings and uses, especially along arterial and collector roadways.
 7. Prevent the intrusion of incompatible uses which could reduce the efficiency of industries and potentially impair opportunities for growth, expansion of the City's existing and planned economic base.
 8. Require properly designed and adequately improved streets, off-street parking, loading and service areas for all industrial developments within the District.
 9. Establish and provide for "commercial-manufacturing" as a new industrial land use designation within the District and other designated areas of the City.
 10. Draft and adopt a "commercial-manufacturing", "office-professional" and "planned-residential" zoning classifications to be incorporated into

the City Zoning Ordinance. Said zone classifications shall develop and establish development and operational standards for such zones.

11. "Commercial-manufacturing" uses and zones shall be designated and located adjacent to commercial and industrial areas and developments.
12. Noxious, obtrusive or nuisance industries shall be prohibited from the District.

OPEN SPACE:

- A. To secure sufficient land as permanent open space to preserve local and regional significant natural environmental characteristics of the District.
 1. Establish and designate an open space overlay in conjunction with an underlying development zone to assist the City in protecting, preserving and conserving identified, sensitive environmental habitats and species, natural drainage areas, canyon and hill areas.
 2. Preserve and conserve identified unique and natural features, sensitive habitats and species within the District planning area.
 3. Establish and develop San Marcos Creek as a continuous open space corridor with a continuous pedestrian trail and access points linking the District to the Richmar and Lake San Marcos Neighborhoods, as well as linking residential development with the commercial, office-professional and civic uses in the District, the Richmar and Lake San Marcos areas.
 4. Establish and develop open space areas and parklands to meet the active and passive recreational needs of the District.
 5. Develop and implement plans for existing parklands and facilities to complete planned improvements for the entire site and/or facility.
- B. To protect specifically open space areas designated on the Land Use map for the District.
 1. Identify and establish the San Marcos Vernal Pool habitat as a local resource conservation area consistent with the County of San Diego regional designation.
 2. Develop and implement a comprehensive resource management plan and program for identified resource conservation areas, as well as

other sensitive, environmental species and habitats to address community needs and to guide development of designated properties.

3. Promote the preservation of flood plain, natural drainage, canyons and hill areas within the District.
 4. Promote and encourage the use of open space easements or other similar instruments to conserve and preserve sensitive species and habitats or conservation areas.
- C. To develop and implement an open space plan and program.
1. Control and guide the impact of private development on areas designated as having sensitive qualities.
 2. Establish that the implementation of an open space plan and program is a desirable and high priority planning activity within the City.
 3. Investigate and establish revenue generating techniques which could assist in accomplishing the goals of an open space plan and program as well as the District Plan.
- D. To conserve the natural character of land, water, vegetation and wildlife resources within the District planning area.
1. Require future development to provide site specific designs which would result in a minimum disturbance of existing or natural terrain and vegetation and does not create unacceptable soil erosion conditions resulting in: increased silting effects, creating flooding conditions and/or creating adverse grading or scarring of the lands within the District.

CIRCULATION:

- A. To develop a comprehensive local circulation and transportation system consistent with the planned development to link with the regional system and to serve the needs of the residents and businesses of the District.
1. Develop a street hierarchy system designed to serve a specific circulation function and capable of distributing traffic safely and effectively throughout the District with appropriate links to other areas of the City.
 2. Develop and implement a priority system of and program for street construction throughout the District.

3. Ensure adequate street traffic capacities by controlling points of access and by restricting on-street parking where deemed necessary.
 4. Discourage the use and design of local residential streets to serve as connection for through traffic to and from designated industrial and commercial areas.
 5. Establish a street tree planting and landscape program on all major streets with special emphasis on the entrances to the City, street intersections, the "California Village" area and any design themes established by the City, i.e.: Spanish-Colonial in the San Marcos Boulevard Study.
 6. Balance site specific land uses and traffic generation to conform with planned circulation system capacities and design in the District.
 7. Promote and encourage the use of additional types of mass transit systems to serve the District and City with adequate locations for transit system locations to meet the needs of the City and the District.
 8. Develop and implement adequate, efficient pedestrian walkways between pedestrian generators; along or over arterial and/or collector roadways; or in conjunction with mass transit system facilities, especially light rail facilities.
- B. To upgrade and expand the road system to facilitate the movement of traffic in an uncongested and safe manner throughout the District.
1. Extend Las Posas Road as a collector from Mission Road to Discovery Street.
 2. Provide for additional access to the College Area Community and the Industrial/Business District by encourage and promote the development of a half-diamond interchange at Las Posas Road and Route 78 Freeway.
 3. Reclassify Grand Avenue, west of Rancho Santa Fe Road as a local street.
 4. Classify and develop Descanso Avenue, west of Rancho Santa Fe Road, as an east-west collector roadway connecting Rancho Santa Fe Road and Poinsettia Avenue.

5. Extend and develop Linda Vista Drive, west of Rancho Santa Fe Road, as an east-west collector roadway connecting Rancho Santa Fe Road and Poinsettia Avenue.
6. Realign Grand Avenue away from the San Marcos Boulevard/Route 78 Freeway interchange and to extend the realigned Grand Avenue, south of San Marcos Boulevard, as a north-south collector roadway to connect with any future east-west extension of Barham Drive.
7. Realign Discovery Street and Grand Avenue intersections with San Marcos Boulevard with approximate "T" intersection configurations.
8. Upgrade the local classification and development of Poinsettia Avenue as an arterial roadway connecting Mission Road (via Smilax Road) and Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard).
9. Upgrade the local classification and development of Smilax Road as an arterial roadway connecting Mission Road to Poinsettia Avenue to Encinitas Road.
10. Realign Poinsettia Avenue to intersect Encinitas Road with an approximate "T" intersection and consistent with the future extension and development of IMED Drive in the South Vista Industrial Park.
11. Retain and develop Knoll Road as a collector roadway connecting San Marcos Boulevard to Mission Road on the north-east portion of the District boundary.
12. Realign Los Vallecitos Boulevard to intersect with the future development of Knoll Road as an approximate "T" intersection.

BUSINESS & INDUSTRIAL DISTRICT

ADOPTED PLAN

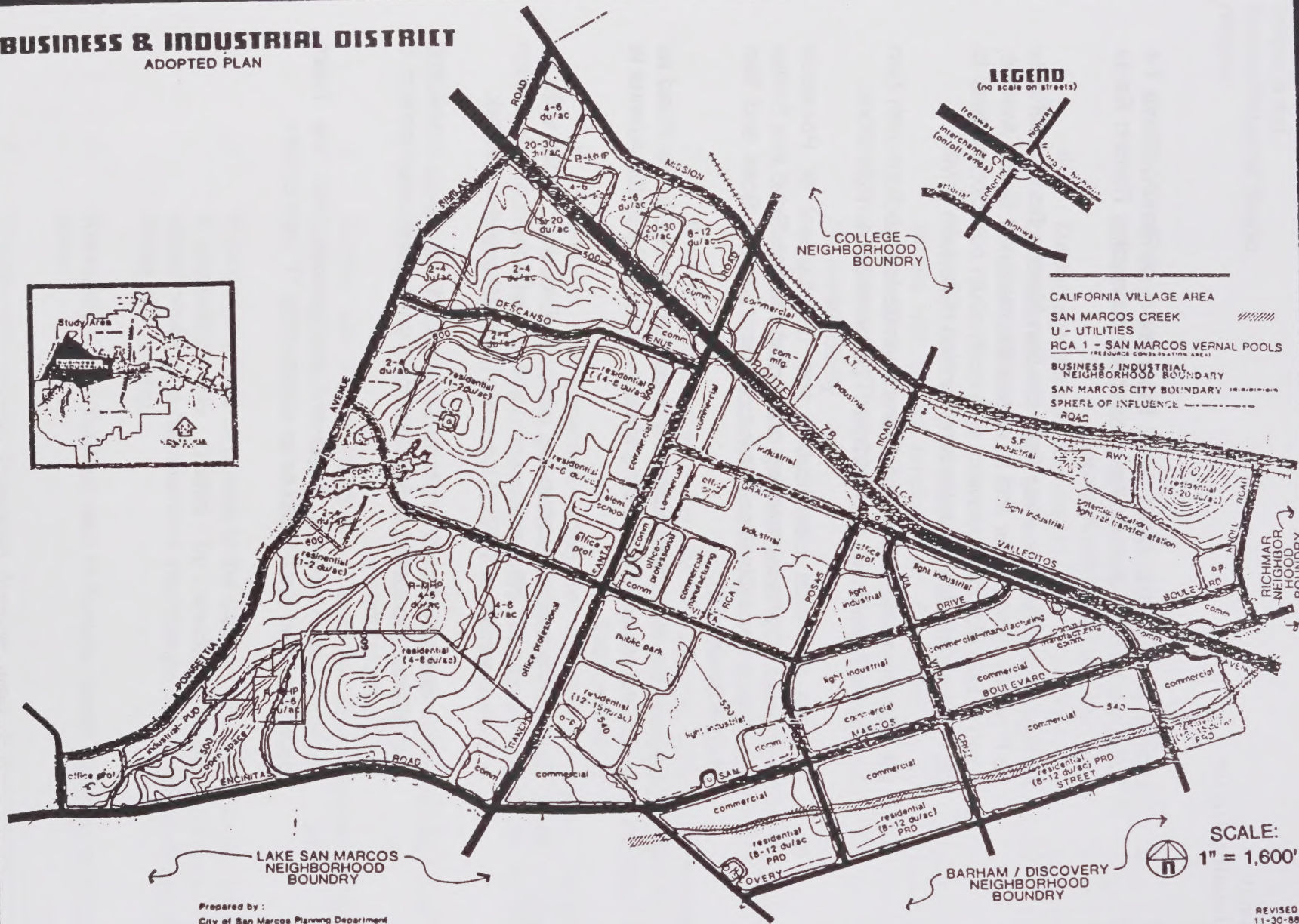


LEGEND

(no scale on streets)



- CALIFORNIA VILLAGE AREA
- SAN MARCOS CREEK
- U - UTILITIES
- RCA 1 - SAN MARCOS VERNAL POOLS
- BUSINESS / INDUSTRIAL NEIGHBORHOOD BOUNDARY
- SAN MARCOS CITY BOUNDARY
- SPHERE OF INFLUENCE
- ROAD



SCALE:
1" = 1,600'



Prepared by:
City of San Marcos Planning Department

shall be designed to not exceed
of allowable densities.

Max. Allowable Densities

- 0.1 - 0.65 du/ae
- 0.65 - 1.7 du/ae
- 1.7 - 3.4 du/ae
- 3.4 - 6.0 du/ae
- 6.0 - 10.3 du/ae
- 10.3 - 13.75 du/ae
- 13.75 - 17.0 du/ae
- 17.0 - 25.5 du/ae

REVISED
11-30-88

WEST CITY AREA/BUSINESS-INDUSTRIAL DISTRICT PLAN

WEST CITY AREA

SINGLE FAMILY RESIDENTIAL GOALS, POLICIES, AND IMPLEMENTING STRATEGIES:

In order to provide for the orderly development of West City Area in a low density single family setting, a series of goals and policies have been prepared in conjunction with a series of community workshops with area residents, property owners, developers, and City staff. These goals establish the broad framework for future development of the Area and its environs.

Most concerns involved the issues of encroachment of industrial development, preservation of permanent open space, compatibility and preservation of low density residential land uses and agricultural uses, design of community circulation routes, and buffering of land uses from the adjacent neighborhoods. Concerns expressed were the degree to which the residential atmosphere of the planning area should be retained. The suggested objectives were refined and are offered as the basic overall goals and objectives of the West City Area Plan.

LAND USE

Goal 1: To limit and control the distribution, location and type of growth within the West City Area in order to enhance the community's residential character.

Policies A:

1. The West City Area shall consist of residential developments in conjunction with open space, limited agricultural activities.
2. Residential development shall be within the density range shown for that area on the Land Use Map.

Implementing Strategies:

1. Agricultural uses considered consistent with the West City E-1-20 Zone are listed below. When the agricultural uses are the primary use of the property the minimum lot size shall be 2 acres. Said uses shall be reviewed through an administrative process based upon current City setback requirements per the requirements of the A-1 Zone for such uses as well as all health related standards established by the County Health Department.
 - a. Orchards
 - b. Racing or Homing pigeons.
 - c. Greenhouses and wholesale nurseries

- d. Agricultural crops
 - e. Fruit trees, nut trees, vines and nurseries for producing trees, vines and other horticultural stock.
 - f. Flower and vegetable gardening
 - g. Poultry, rabbits, chinchillas, hamsters, and other small animals.
2. Existing and new developments with the West City Area shall be buffered by:
- a. Open Space
 - b. Open Space Corridors
 - c. Landscape Buffer Zones, etc.

Goal 2: To achieve balance and compatibility between land uses to assure the maximum social and economic benefit to the Area and its residents.

Policies A:

1. Development along Poinsettia Avenue (from Oleander Avenue to the southwesterly boundary of Map 806) and to a maximum of 600 feet east of Poinsettia Avenue shall be designated Residential 2-4 du/ac. Lots shall have a minimum average size of 12,000 square feet with a minimum lot size of 10,000 square feet. The smaller lots (10,000 square feet) shall be located along Poinsettia Avenue with the larger lots located on the eastern boundaries of the Zone.

In order to buffer the adjacent industrial/commercial land uses, to the west, new development shall be required to provide a 20' landscape setback between the Poinsettia right-of-way and the proposed single family lot property line. Developer's will be required to assist in the financing of public improvements, meet recreational needs, and provide permanent open space as required by public facility plans.

2. All proposed development must comply with the Land use Map.

Implementing Strategies:

- 1. The new residential development shall be buffered from adjacent development by means of landscaped setbacks, screening and/or overall site design.
- 2. The City shall exercise design control over all residential development and in particular aspects such as site layout, building facades, signage, and landscaping.
- 3. Trees, shrubs, ground cover and/or landscape berms shall be distributed throughout new developments, especially along street frontages.

Goal 3: To provide within the West City Area a balance and variety of housing types and styles consistent with the residential character in accordance with the goals and policies of the City's housing element.

Policies A:

1. Accommodate a diversity of residential product types, providing residential areas appropriate to a variety of life-styles, and income levels, while enhancing the physical environment.
2. Residential areas shall be located to provide convenient access to public transportation, schools, recreational facilities, and open space features excluding resource habitats.
3. Development within the West City Area shall be phased to ensure that adequate public facilities and services are available.

Implementing Strategies:

1. All residential development shall be carefully sited to preserve topography, trees, and other natural features.
2. Housing proposals shall use specific plan, zoning, planned residential development, and other regulations that assure design flexibility.
3. New development shall provide adequate buffers between adjacent potentially incompatible land uses.

Goal 4: To encourage quality architectural design and construction of residential units throughout the West City Area.

Policies A:

1. The City shall promote and maintain a high degree of residential design and flexibility which allows for creative planning, architecture and landscape design within common areas, parklands, along roadways, public areas, and private developments.

Implementing Strategies:

1. Developments shall incorporate design standards, workmanship, and materials which are directed toward conservation of energy and water.
2. Structures on sloping sites shall be situated so as not to impact the natural silhouette of ridgelines, natural landscape and open space.
3. Development shall preserve the natural grade of the land in street and site design to the maximum extent feasible.

Policies B:

1. To maintain a visually controlled community within a comprehensive setting.
2. A design review process should be on all development projects.
3. Development should utilize building masses, architectural identity and color to create a sense of unity within variety.

Implementing Strategies:

1. The slope density and grading ordinances shall be strictly observed.
2. The Grading Ordinance shall be revised to be more sensitive to development on natural landforms.

CIRCULATION

Goal 1: To provide a balanced transportation system as a coordinated unit of the City's Circulation Element serving the Area.

Policies A:

1. The City will strive to ensure that an adequate roadway network is designed to serve the needs of the West City Area while retaining the residential character of the area.
2. Cooperate to the fullest extent possible with State, County, and Local Public Works Agencies responsible for planning and implementing roadway improvements.

Implementing Strategies:

1. Establish a landscaping theme for Poinsettia Ave. and Linda Vista Drive.

PUBLIC SERVICES AND UTILITIES

Goal 1: To ensure that needed public facilities are provided in accordance to the City's Public Facility Ordinance.

Policies A:

1. Developers shall provide or assure the required public facilities prior to or concurrent with development.

Implementing Strategies:

1. Develop and implement, in cooperation with the appropriate public service agencies a master public facilities plan for the West City Area as part of the Business/Industrial District Plan.

Policies B:

1. To ensure that new development provides school facilities to serve the needs of the West City Area as an integral part of the school district.

Implementing Strategies:

1. The San Marcos Unified School District shall establish a financing mechanism for the construction/expansion of future school sites in coordination with the City of San Marcos Public Facilities plan.
2. Prior to approval of any future final tract maps or issuance of any permits, written certification from all affected school districts shall be submitted which states that adequate school facilities are or will be capable of accommodating students generated by future projects.

Policies C:

1. Adequate fire and police services and facilities paid for by new development and commensurate with or in anticipation of development shall be provided by the appropriate agency(ies) based on development fees.

Implementing Strategies:

1. All building structures and other engineering requirements shall conform to the Uniform Building Code, Uniform Fire Code, and City requirements.
2. Adopt fire mitigation measures established by the Fire District encouraging use of tile roofs in fire sensitive areas. The actual color and composition shall be established through the community design manual.
3. The City shall encourage citizen participation in the Neighborhood Watch Program.

Goal 2: To establish open space and recreational areas to serve the West City Area.

Policies A:

1. Require developers of residential land to dedicate land, pay fees for parks, consistent with the interim public facility fee, individual Public Facilities Plan, Subdivision Map Act, San Marcos Subdivision Ordinance

and General Plan standards. New development shall be required to provide or pay fees to provide a well integrated system of public and private open space, permanent open space, developed parks, and public and private recreational facilities.

2. Provide a spectrum of recreational opportunities in park facilities for various functions, in various sizes, and in either public or private ownership that harmonize with residential character such as equestrian, picnic, daytime sports activities and special events.
3. A network of bicycle and pedestrian trails shall connect open space and parks between West City and other communities.
4. Develop community parks with facilities appropriate for citizens of various ages and interests.

Implementing Strategies:

1. Revise the park and recreation element for the City, specifically addressing recreational facilities within the West City, to provide equestrian and hiking trails; and establish criteria for accepting proposed park facilities.

VISUAL RESOURCES

Goal 1: Establish a visually attractive, efficiently organized and distinctive character reflective of a residential atmosphere in the West City Area.

Policies A:

1. Prevent the disfigurement of ridgelines and hillsides to retain the residential appearance of the area.
2. Utilize architectural features to help reinforce the residential identity of the West City Area.

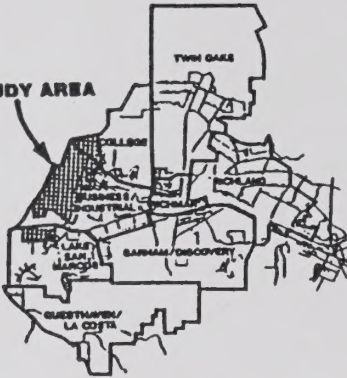
Implementing Strategies:

1. A design review process should be established which utilizes City staff and citizens.
2. Establish hillside development guidelines and overlay zones as part of the zoning ordinance.
3. Require viewshed analysis of developments within sensitive visual resource areas.

WEST CITY GENERAL PLAN

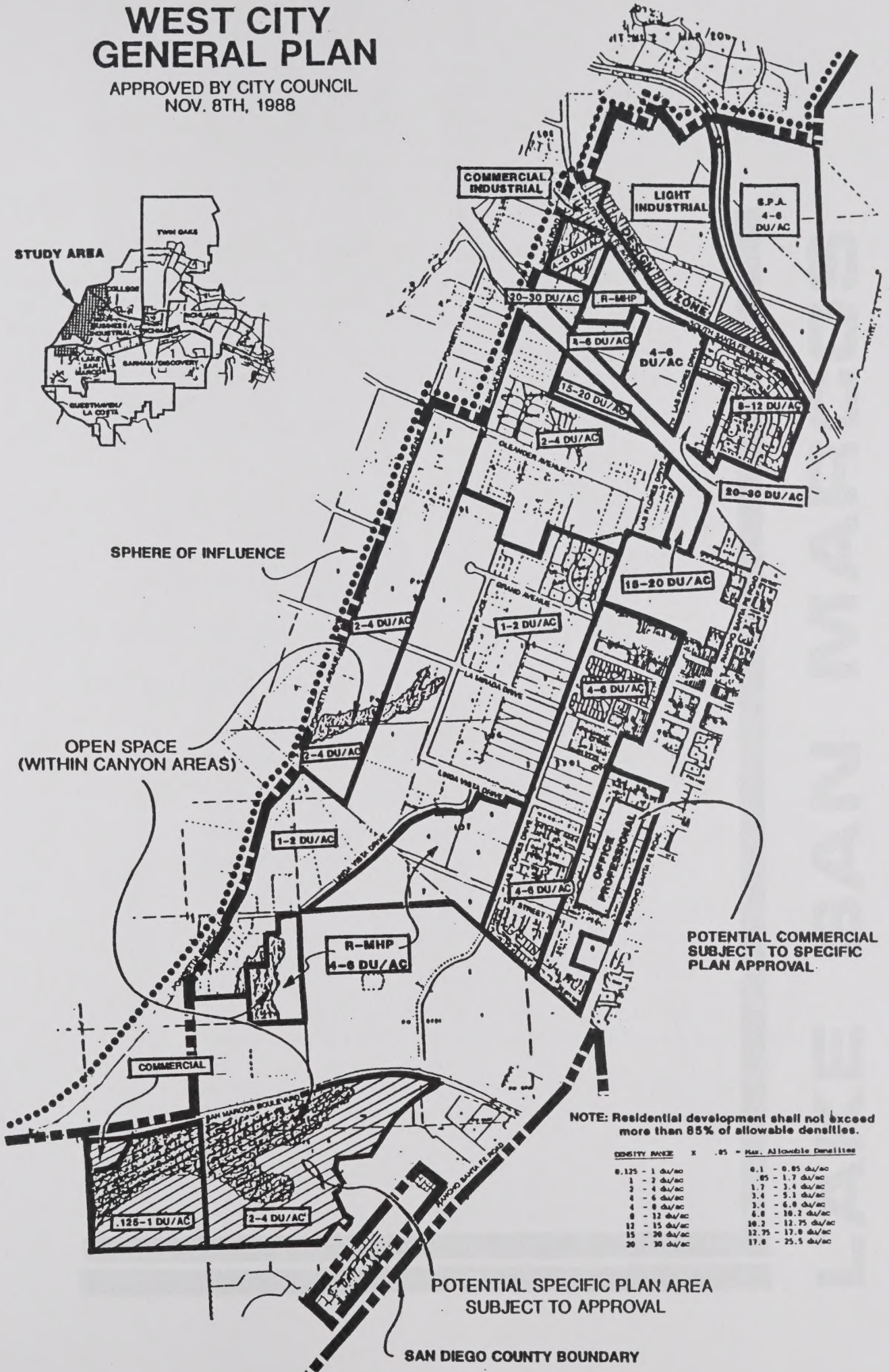
APPROVED BY CITY COUNCIL
NOV. 8TH, 1988

STUDY AREA



SPHERE OF INFLUENCE

OPEN SPACE
(WITHIN CANYON AREAS)



POTENTIAL COMMERCIAL
SUBJECT TO SPECIFIC
PLAN APPROVAL

NOTE: Residential development shall not exceed more than 85% of allowable densities.

DENSITY RANGE	X .85 = Max. Allowable Densities
0.125 - 1 du/ac	0.1 - 0.85 du/ac
1 - 2 du/ac	.85 - 1.7 du/ac
2 - 4 du/ac	1.7 - 3.4 du/ac
4 - 6 du/ac	3.4 - 5.1 du/ac
6 - 8 du/ac	5.1 - 6.8 du/ac
8 - 12 du/ac	6.8 - 10.2 du/ac
12 - 15 du/ac	10.2 - 12.75 du/ac
15 - 20 du/ac	12.75 - 17.0 du/ac
20 - 30 du/ac	17.0 - 25.5 du/ac

POTENTIAL SPECIFIC PLAN AREA
SUBJECT TO APPROVAL

SAN DIEGO COUNTY BOUNDARY

1. TO PRESENT AND DISCUSS THE RESEARCH AND
THE RECOMMENDATIONS OF THE
COMMISSION TO THE
MEMBERS OF THE
COMMISSION

2. TO PRESENT AND DISCUSS THE RESEARCH AND
THE RECOMMENDATIONS OF THE
COMMISSION TO THE
MEMBERS OF THE
COMMISSION

3. TO PRESENT AND DISCUSS THE RESEARCH AND
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COMMISSION

4. TO PRESENT AND DISCUSS THE RESEARCH AND
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COMMISSION

5. TO PRESENT AND DISCUSS THE RESEARCH AND
THE RECOMMENDATIONS OF THE
COMMISSION TO THE
MEMBERS OF THE
COMMISSION

7.0 LAKE SAN MARCOS NEIGHBORHOOD PLAN LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Lake San Marcos Neighborhood. These expressed objectives are a set of policy statements to guide and specify how development should occur within this Neighborhood as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO PRESERVE AND ENHANCE THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD AS SELF-CONTAINED PLANNED DEVELOPMENTS TO SEEK A DIVERSITY IN HOUSING; TO PROMOTE HARMONIOUS URBAN DESIGN; TO RETAIN THE HILLSIDE AREAS.

OBJECTIVES AND POLICIES:

Community Identity:

- A. To coordinate the physical elements of the Neighborhood into an attractive, functional relationship in order to establish and continue the Neighborhood identity.
 - 1. Retain the established Lake as the focal point and activity center of the Neighborhood.
 - 2. Specify that the remaining vacant, large land areas develop as planned developments through such vehicles as master plans, specific plans or planned unit development plans.
 - 3. Promote and encourage the establishment of unique identity for each planned development consistent with the Neighborhood identity.
 - 4. Coordinate and link the various residential areas with open space features and areas by the use of different types of pedestrian greenbelts.
 - 5. Retain the surrounding hillsides as a visual backdrop for the Neighborhood and the remaining portions of the City by minimizing visual intrusions along and atop the ridgelines of such hillside areas.

6. Promote and encourage the continuance of a distinctive neighborhood identity through the application of the highest quality design in architecture, landscape architecture and sign graphics.

Residential:

- A. To ensure the development of a variety of housing types and densities sensitive to the natural terrain.
 1. Concentrate higher residential densities and developments to the flatter portions of the Neighborhood and adjacent to recreational/service uses.
 2. Limit the hillside areas to rural residential development with maximum densities of one dwelling unit per acre.
 3. Encourage and promote the retention of existing avocado and other type of groves through selective siting of homes and through the use of the density designation of rural residential for the Neighborhood.
 4. Encourage innovative housing types throughout the Neighborhood, such as, but not limited to: attached single-family units; duplexes; zero-lot line developments which maximize private open space areas as well as commonly held open spaces.
- B. To ensure that residential development occurs within the ability of the City to absorb the projected rates and to not exceed the service capacities of the City and Special Districts.
 1. Residential developments shall be designed to not exceed more than 85% of allowable densities designated for the Neighborhood.
 2. Establish an on-going development monitoring program to track and assess the impact of residential development.

Commercial:

- A. To ensure that commercial centers are conveniently located to efficiently serve the Neighborhood.
 1. Concentrate and retain the existing commercial centers and uses.
 2. Establish the Neighborhood as local convenience and specialty commercial centers which provide for the convenience shopping and service needs of the existing and future residents.

3. Specify the use of landscaped buffer areas throughout and around the commercial developments to shield and screen such centers from any adjoining residential developments (existing or future).

Open Space/Recreation:

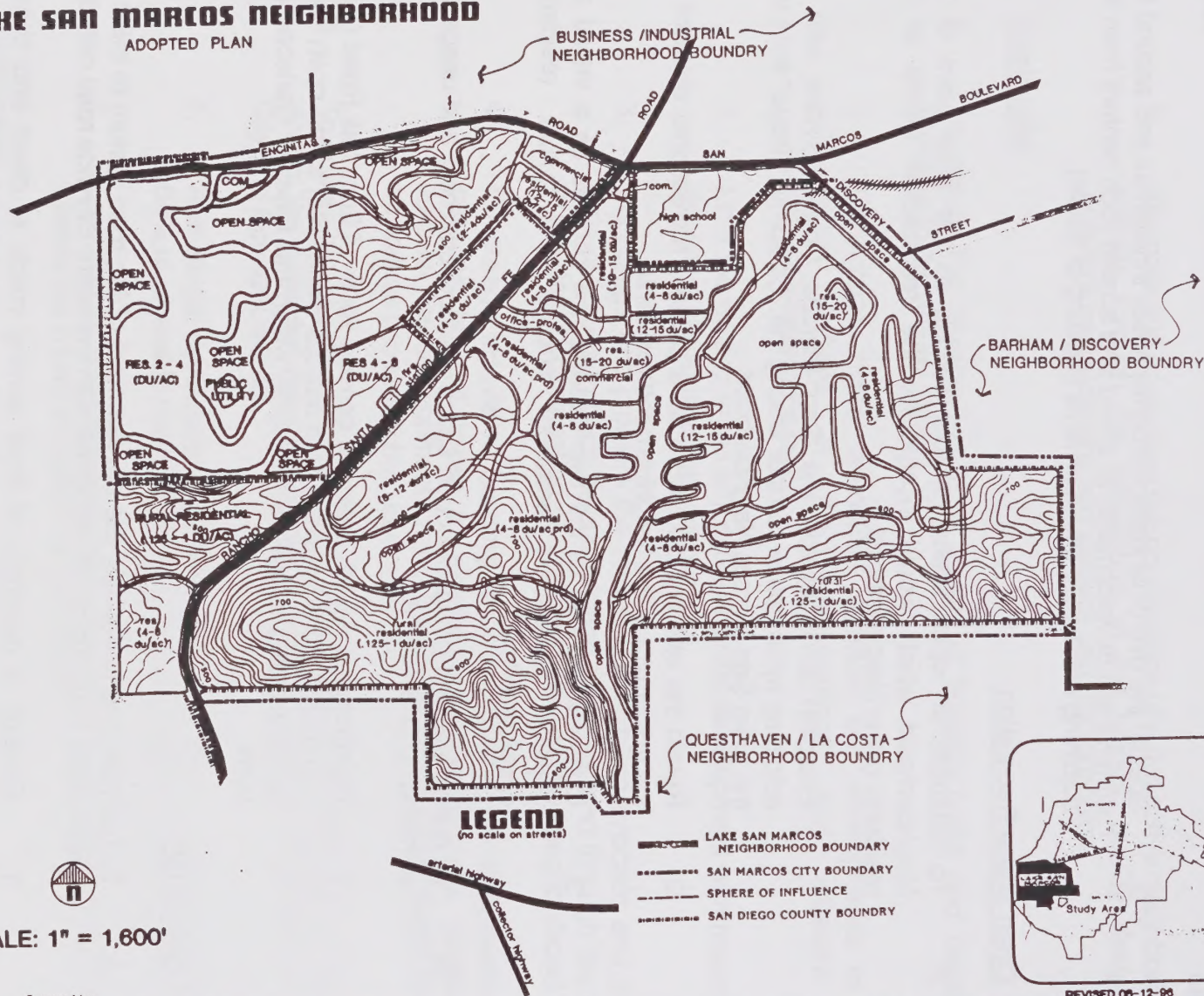
- A. To establish an open space network serving as the focal point of the Neighborhood which would incorporate the recreational needs of the residents of the Neighborhood.
 1. Establish and develop the San Marcos Creek corridor with an adjoining open space corridor linking the "California Village" area with the Lake San Marcos Neighborhood.
 2. Retain the existing Lake area as a passive recreational element for the enjoyment of the Neighborhood residents.
 3. Continue the use of the two existing golf courses as a visual and physical separation between existing and future residential developments.
- B. To coordinate and designate open space area development and usage with surrounding jurisdictions.
 1. Establish the natural drainage canyon south of Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard) as an open space corridor linked to such similar area within the Cities of Carlsbad and Vista.

Circulation:

- A. To facilitate and coordinate the development of the road system to meet the needs of the Neighborhood and to link with the entire Citywide road network.
 1. Develop a hierarchy of local serving roads to divert and channel Neighborhood traffic to and from the nearby arterial roads.
 2. Specify the development of the hillside areas with rural road standards as set forth by the City.
 3. Minimize access points onto Encinitas Road (a.k.a. Palomar Airport Road and San Marcos Boulevard) and onto Rancho Santa Fe Road.

LAKE SAN MARCOS NEIGHBORHOOD

ADOPTED PLAN



SCALE: 1" = 1,600'

Prepared by:
City of San Marcos Planning Department

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

Density Range	x .85	Max. Allowable Densities
0.125 - 1 du/ac		0.1 - 0.85 du/ac
1 - 2 du/ac		.85 - 1.7 du/ac
2 - 4 du/ac		1.7 - 3.4 du/ac
4 - 8 du/ac		3.4 - 6.8 du/ac
8 - 12 du/ac		6.8 - 10.2 du/ac
12 - 15 du/ac		10.2 - 12.75 du/ac
15 - 20 du/ac		12.75 - 17.0 du/ac
20 - 30 du/ac		17.0 - 25.5 du/ac

REVISED 06-12-96

LAND USE BODY

INTENT

These goals, objectives and policies are intended to provide a vision and guide for the future of the community. The City of San Antonio, Texas, is a special interest community. These objectives and policies are intended to guide and direct the development of the community in a manner that is consistent with the vision and goals of the community. These policies are intended to guide and direct the development of the community in a manner that is consistent with the vision and goals of the community.

GOAL

TO ESTABLISH LAND USE THAT WILL PROVIDE A COMMUNITY OF PROGRESSIVE THE NATURAL RESOURCES, CONSERVATION, AND PROTECTING HISTORICAL, CULTURAL, EDUCATIONAL, OPEN SPACE AND THE NEEDS AND DEVELOPMENT OF THE COMMUNITY.

OBJECTIVES AND POLICIES

CONSERVATION

1. To establish a positive community identity and provide an active history, culture and community development with a conservation and open space policy.
2. To establish a positive community identity and provide an active history, culture and community development with a conservation and open space policy.
3. To establish a positive community identity and provide an active history, culture and community development with a conservation and open space policy.
4. To establish a positive community identity and provide an active history, culture and community development with a conservation and open space policy.

BARHAM / DISCOVERY COMMUNITY

8.0 BARHAM/DISCOVERY COMMUNITY PLAN

LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Barham/Discovery Community. These expressed objectives are a set of policy statements to guide and specify how development should occur within the Community as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL:

TO ESTABLISH LAND USES THAT WILL MAINTAIN A BALANCED COMMUNITY BY PRESERVING THE NATURAL RESOURCES OF THE COMMUNITY WHILE PROMOTING HOUSING, EMPLOYMENT, COMMERCIAL, EDUCATIONAL, OPEN SPACE AND RECREATIONAL NEEDS AND DEVELOPMENT OF THE NEIGHBORHOOD.

OBJECTIVES AND POLICIES:

Community Identity:

- A. To establish a cohesive community identity which provides opportunities to achieve housing, industrial and commercial development with consistent and compatible architectural design and themes.
 - 1. Retain and maintain the natural ridgelines as a visual and physical backdrop for the Community and the entire City.
 - 2. Utilize heavy landscape treatments to segregate higher density residential developments from adjacent street and lower density residential areas as well as non-residential developments.
 - 3. Develop and implement a program for streetscape landscaping and other treatments to visually enhance and carry out the Community identity.
 - 4. Buffer contrasting residential densities and incompatible developments through the use of architectural and landscaping treatments, open space corridors, special setbacks and other design treatments or standards required by the City.

5. Establish and develop an entry statement(s) identifying the Community at or near the existing or planned arterial or collector roads serving the Community.

Residential:

- A. To provide a variety of housing types to ensure the maintenance of the character of the area and to accommodate the needs of the different socio-economic segments of the Community.

1. Establish and designate the hillside areas exceeding 20 percent slope as agricultural with residential densities of one dwelling unit per acre.
2. Provide for the raising of limited agricultural products within the rural residential designation.
3. Encourage special design and placement of rural and estate size lots within the Community boundaries.
4. Provide and designate areas for planned residential developments in identified sensitive habitats and areas. Such planned residential developments shall be designed as clustered units with sensitive areas set aside as a part of open space features or similar preservation elements.
5. Encourage diversity in design and housing types for planned residential developments, such as: zero-lot line housing, patio homes, attached and detached single-family housing.
6. Locate and designate areas adjacent to the planned business park location for medium density residential development.
7. Buffer industrial developments from residential development through the location and designation of higher density residential developments between lower density residential and other non-residential developments.

- B. To ensure that residential development is sensitive to the hillside character of the Community.

1. Minimize grading activities to preserve natural features, such as: existing slopes, promontories, ridges and other similar natural features within the area.

2. Designed access roads (other than designated arterials or collectors on the Master Street Plan of the Circulation Element) to meet rural standards and designed to minimize visual impact by utilizing natural contours wherever possible.
 3. Establish and implement grading standards which prevent unnecessary grading resulting in scarring of the hillside and in visual impact to the Community.
 4. Landscape graded slopes to stabilize such areas and to obscure slope banks and drainage facilities. Utilized plant materials shall be of varying forms and density on graded slopes.
 5. Encourage the use of native rocks to naturalize manmade flow ditches.
 6. Retain and implement standards for grading of natural topographic features which will result in contouring and rounding off of slope banks conforming to the natural grade as much as possible.
 7. Create slope banks in the hillside areas which will result in varying gradients which result in a more naturalized appearance.
 8. Establish standards for hillside residential subdivisions and their grading activity which shall result in variable slope banks by increasing the horizontal distance to soften standard pad configurations.
 9. Encourage the design and use of curvilinear streets in hillside areas to create undulating slope banks for such roadways.
 10. Promote the use of innovative architectural and engineering techniques to create structures which suit and blend into the hillside areas.
- C. To limit residential development to assist in the preservation and conservation of natural features and resources and to reduce the impact of residential development to the public services and infrastructure.
1. Residential development projects shall be designed to not exceed more than 85% of allowable densities designated on the Community Plan Land Use Map.

2. Pursue and implement an on-going development monitoring program to track and assess the impact of on-going residential development within the Community.

Specific Plan Area:

- A. The Specific Plan Area is intended for very low density single family detached development. The SPA is intended to have land use and development planning conducted in association with the larger, contiguous SPA in the Questhaven/La Costa Meadows Community Plan.
 1. Minimum one (1) acre lots shall be maintained.
 2. Development shall be restricted to the lower slopes and not encroach beyond the 900 foot contour.
 3. The upper slopes shall be designated as open space and shall provide dedications of easements and/or land as necessary to implement the development program for the Cerro de Las Posas/Double Peak ridgeline area as specified in the Parks Master Plan.
 4. Areas containing Southern California grassland shall be protected from development.
 5. Although physically separated, the SPA shall be linked to the Questhaven/La Costa Meadows SPA through coordination of land use and development planning, open space areas and habitats and trail systems.

Commercial:

- A. To encourage and promote the location and design of commercial development to serve the Community as well as the regional market associated with the 78 Freeway.
 1. Designate and develop a freeway and neighborhood commercial site at the Twin Oaks Valley Road/78 Freeway interchange. Said location shall be concentrated at this interchange in accord with the Community Land Use Map.
 2. Designate and develop a freeway commercial zoning category which will implement the land use designation and shall limit such uses to

those types of freeway commercial uses that serve the motoring public on the 78 Freeway.

3. Designate and develop a neighborhood commercial zoning category which will implement the land use designation and shall implement such uses to serve the Barham/Discovery Community.
4. Access to the neighborhood commercial site shall be limited to Barham Drive, while access to the freeway commercial area shall be restricted to Twin Oaks Valley and Carmel Roads.
5. Establish specific design standards for guiding and governing the development of these future commercial areas.

Industrial:

- A. To establish a business identity which maximizes its location adjacent to the 78 Freeway corridor.
 1. Designate and promote the development of a 100 acre "Business Park" adjacent to the 78 Freeway.
 2. Establish and set forth standards for the master planning and development of the designated "Business Park" to incorporate design concepts which would result in a campus-like setting with significant landscape setbacks and compatible buildings design. Master planning of the 100 acre "Business Park" site shall be done in conjunction with the City's Specific Plan process.
 3. Design and layout of the "Business Park" shall be done to retain as much of the natural terrain and topographic character as possible.
 4. Develop zoning standards to address the "Business Park" land uses which shall be devoted to research and development as well as high technology type uses, light industry, warehousing and service industries (service industry would exclude such uses as contractor storage yards, automobile or truck repair and/or equipment rental yards and other similar businesses).
 5. Design of the "Business Park" shall incorporate the entire 100 acres as a planned unit development and shall be oriented towards the freeway and away from existing and future residential areas of the Community.

6. Develop and implement design standards for the eventual development of the "Business Park" area.
7. Promote the visual quality and improvement of the Community and its industrial areas by encouraging the application of professional architectural and landscape architectural design treatments in conjunction with City design standards and site specific location.
8. The Highway 78 corridor shall be designated as a special overlay zone to identify and guide development of the land area adjacent to the freeway as a sensitive and highly visible area. This overlay should identify specific standards calling for special design treatments to buildings, parking areas, landscaping and signage.
9. Prevent the intrusion of incompatible industrial uses which would reduce the efficiency of such areas and the "Business Park" location.
10. Establish standards for upgrading and requiring industries to provide proper screening, landscaping areas throughout the site and along the site perimeters and to provide buffer strips adjacent to residential areas at the time of development. Such newly created standards shall consider and include provisions for:
 - A). Industrial landscape standards shall be revised to incorporate the use and requirement for landscaping along and throughout the site and property perimeters.
 - B). Standards for mechanical units on rooftops shall be revised to incorporate the requirement for completely enclosing such units as a part of the total building or structure architectural design.
 - C). Standards for additional landscape buffering shall be developed as a part of the Citywide Design Manual to address and screen industrial areas from adjacent residential areas.
 - D). These standards are to be available to development during their initial and individual planning and architectural design efforts. The City shall work closely with individual developments during the design phase to assist in the implementation of these and other City policies and regulations.

Open Space/Parks/Recreation:

- A. To establish an open space hierarchy which will provide recreational and educational facilities and opportunities serving the Community.
 - 1. Identify and promote the development of two public parks, at least 15 acres in size, within the Community to serve the residents. Actual park sizes shall be determined at the time of development design and review and shall be based upon applicable local and State standards regarding parklands.
 - 2. Develop both parks as passive and active centers serving the Community and the entire City as an integral part of the overall City parkland system.
 - 3. Require residential projects to design and develop pedestrian and bicycle accessways linked to the eventual park sites designated within the Community Plan.
 - 4. Planned residential developments with private park and open space areas shall provide for linkage to the public park system wherever possible to produce an integrated network of private and public park/open space areas.
 - 5. Planned residential developments may provide private park areas, in accordance with City requirements, to serve the recreational needs of the residents.
 - 6. Review and accept, where appropriate and deemed necessary by the City Council, offers of dedication for open space easements which contain identified, sensitive or endangered biological or animal species.
- B. To ensure the preservation of natural resources identified as part of the Community.
 - 1. Designate and establish the Mount Whitney/Double Peak Resource Conservation Area as an overlay zone for the intent of preserving and conserving sensitive species while allowing for development in accord with the Community Plan designations.
 - 2. Develop and institute specific development guidelines for Resource Conservation Areas.

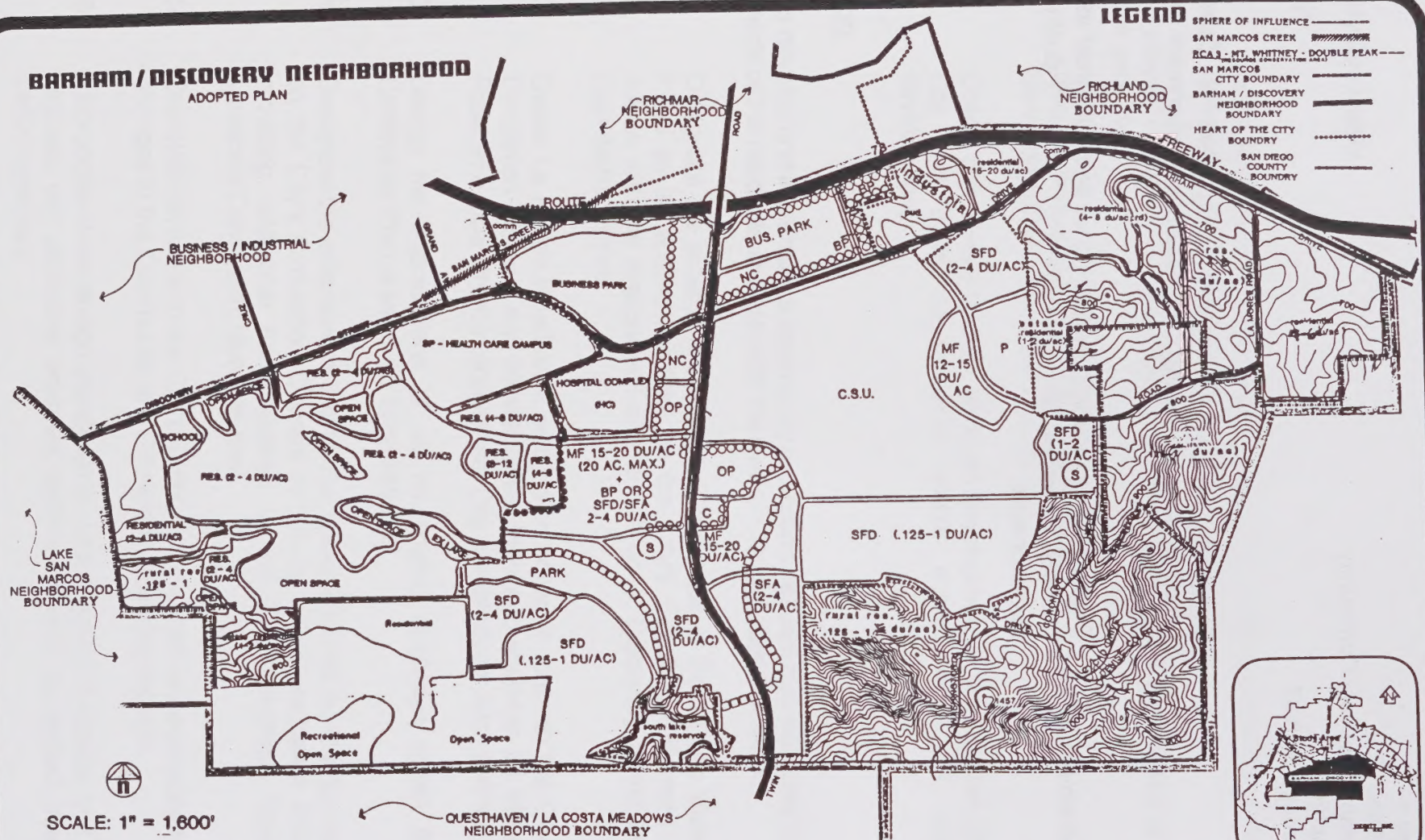
3. Limit agricultural activity within the Mount Whitney/Double Peak Resource Conservation Area.
- C. To provide for the timely implementation of the Community's open space and park program.
1. Require dedication of designated parklands as a part of residential development within the Community.
 2. Collect appropriate fees for parkland development in accordance with City and State requirements and/or accept lands for park development.

Circulation:

- A. To develop and implement a community circulation network that will serve the needs of the residents and link with the overall City circulation network.
1. Designate the extension of Barham Drive west of Twin Oaks Valley Road as an arterial roadway on the City's Circulation Element to link-up with the realignment of Grand Avenue, Discovery Street and East Barham Drive.
 2. Delete La Moree Road as a designated collector road on the City's Circulation Element and Master Street Plan and establish La Moree Road as a local street in accord with City standards for such a street.
 3. Design the intersections of all designated roadways within the Community Plan area as "T" intersections.
 4. Designate the extension of Twin Oaks Valley Road as an arterial road on the City's Circulation Element to link-up with Questhaven Road providing additional future access to the Questhaven/La Costa Meadows Community planning area.
 5. Complete revisions to the City's Circulation Element to incorporate the changes to the Community and City-wide circulation network.
 6. Incorporate street design standards to control points of access and to regulate any allowable on-street parking as well as protect street traffic capacities.
 7. Designate and develop Twin Oaks Valley Road/78 Freeway as a full diamond interchange.

8. Designate and implement the realignment of Carmel Road to accommodate the future construction and alignment of the freeway ramps.
9. Designate and establish Barham Drive and Hill Street as a separation between residential development and industrial/commercial developments.

BARHAM / DISCOVERY NEIGHBORHOOD ADOPTED PLAN



SCALE: 1" = 1,600'

Prepared by:
City of San Marcos Planning Department

Density Range = .05 = Max. Allowable Densities

0.125 - 1 du/so	0.1 - 0.05 du/so
1 - 3 du/so	.05 - 1.7 du/so
3 - 4 du/so	1.7 - 3.4 du/so
4 - 8 du/so	3.4 - 6.8 du/so
8 - 12 du/so	6.8 - 10.2 du/so
12 - 15 du/so	10.2 - 13.7 du/so

NOTE: Residential development shall be designed to not exceed more than 85% percent of allowable densities.

REVISED 01-06-88

REVISED 06-12-98

RICHMAR NEIGHBORHOOD

9.0 RICHMAR NEIGHBORHOOD PLAN

LAND USE GOALS

INTENT:

These goals, objectives and policies are intended to provide a written expression of the future direction and development objectives within the present limits of the City and the designated Sphere of Influence Areas. The City of San Marcos desires to achieve these stated objectives by the year 2005 within a specific area of the City and Sphere area known as the Richmar Neighborhood. These expressed objectives are a set of policy statements to guide and specify how development should occur within the Community as that planning area relates to the entire City. These policies are to be reviewed for conformance at the time of development review or approval by the City.

GOAL: TO ESTABLISH AND ENHANCE THE SPECIAL CHARACTER OF THE RICHMAR NEIGHBORHOOD AS THE CENTER FOR THE CITY SERVING AS THE FOCAL LOCALE FOR CIVIC, CULTURAL, MULTI-FAMILY, TRANSIT FACILITIES AND OPEN SPACE ACTIVITIES AS WELL AS PROVIDING A SOCIAL AND ECONOMIC BALANCE OF HOUSING AND HUMAN ACTIVITIES.

OBJECTIVES AND POLICIES:

Community Identity:

- A. To locate a civic and cultural center within the Neighborhood to create and enhance the overall imagery and coherence of the City.
 - 1. Establish a location for civic center activities within the Neighborhood to serve the residents of the Neighborhood and the entire City.
 - 2. Promote the integration of retail, office and governmental services within a designated civic center type complex.
 - 3. Identify and develop a central open space area within the Neighborhood to serve the recreational needs of the Neighborhood and to promote the image of the Neighborhood as a focus area for the entire City.
- B. To create an identity for the Neighborhood by promoting attractive and planned unit developments which provide integrated functions and serve the Neighborhood needs.

1. Identify and establish a civic/cultural center location within the Neighborhood to serve the City-wide residents.
2. Establish design standards to guide and govern the development of selected civic/cultural locations by specifying architectural treatments, landscape areas, building locations and bulks, setbacks, access, parking area locations and signage. Architectural standards shall incorporate harmonious exterior treatments which blend together design elements of an Early California theme.
3. Specify the use of Specific Plans for the civic/cultural locations to address and implement the created design standards.
4. Design standards for a civic/cultural complex shall include, but not limited to: courtyards, plazas, a system of interconnected walkways, fountains, locations for outdoor art and display areas for exhibits, people-oriented with secondary emphasis on vehicular access, a special landscape palette, provide open space linkage with other planning areas of the City. Said location shall be symbolically identified by the use of an identified vertical element or feature, such as: a campanile or clock tower.
5. Identify and establish a "civic space or place" for special gatherings and performances to address the cultural needs of the City.
6. Establish an overlay zone for the identified civic/ cultural location to guide and govern the design treatment and development of such a complex.

Residential:

- A. To encourage and provide residential development that is characteristic of and consistent with the Neighborhood focus as a civic/cultural center for the City.
 1. Locate higher density residential development within the Neighborhood in accordance with the Land Use Map designations.
 2. Link through project design residential areas by the use of open space areas and pedestrian access, especially along the San Marcos Creek corridor.
 3. Locate residential designations in close proximity to public transportation, civic/cultural uses and locations.

4. Encourage the consolidation of substandard lots and lands through the use of the redevelopment process, wherever possible and practical.
5. Encourage and promote the construction of housing to address the needs of senior citizens, first-time home buyers and low/moderate income persons.

B. To preserve existing housing stock within the Neighborhood while achieving adequate housing for diverse age groups and incomes.

1. Discourage the conversion of apartments or other rental units to residential condominiums so long as the vacancy factor in apartments and other rental units is less than that for owner-occupied housing units.
2. Promote the construction and development of rental units within the Neighborhood to provide affordable housing to address the needs of the City.

C. To promote quality design of residential developments and to achieve attractively designed developments sensitive to the environmental and physical characteristics of the site.

1. Discourage through traffic as a means of assuring separation of auto traffic from residential areas.
2. Encourage the improvement, maintenance and beautification of residential areas through a program of street tree plantings.
3. Enhance City policy that all utilities be placed underground in new subdivisions; consider adoption of procedures to convert existing overhead lines to be placed underground and to develop regulations to address the undergrounding of existing overhead lines.
4. Design residential projects to avoid fronting on arterial or collector roads.
5. Buffer residential areas from commercial and civic/ cultural activities by use of landscaping, lot and building design and open space location.
6. Develop the knoll area in the northwest quadrant of the Neighborhood as "planned residential developments".

- D. To ensure that residential development can be accommodated by the public service system capacities for such projected growth.
 - 1. Residential development projects shall be designed to not exceed more than 85% of allowable densities designated on the Community Plan Land Use Map.
 - 2. Pursue and implement an on-going development monitoring program to track and assess the impact of on-going residential development within the Community.

Commercial:

- A. To provide commercial areas to serve the concentration of residential densities designated within the Neighborhood Plan.
 - 1. Freeway commercial uses shall be located adjacent to the 78 Freeway at Twin Oaks Valley Road and at San Marcos Boulevard.
 - 2. Designate areas for neighborhood commercial uses at locations bounded by Mission, Pico, San Marcos Boulevard and Twin Oaks Valley Road.
 - 3. Identify and establish areas suitable for commercial-manufacturing within the Neighborhood, especially the area located at the intersection of Rancheros Drive and Valpreda Road. These areas would serve to provide a transitional land use between the designated retail commercial and industrial areas of the City.
 - 4. Concentrate and locate office-professional uses adjacent to the civic/cultural center location to serve as support service to governmental and civic functions within the Neighborhood.
 - 5. Encourage and promote the location of after-hours entertainment uses adjacent to or within the civic/ cultural center complex to assist in the creation of varied social and cultural events and activities for the Neighborhood, as well as the entire City.
- B. To maintain and promote a harmonious architectural style and design which provide a visual continuity and character that creates a civic/ cultural center.
 - 1. Design and develop building and other structures to incorporate a design and architectural motif which adheres to the standards and themes developed by the City.

2. Promote the use of varying building placements through the use of varying setbacks for structures to create visual interest and "harmonious contrast".
3. Limit the height of structures adjacent to the 78 Freeway to one story but allow the use of multi-storied structures and buildings beyond such one story structures and which are farther from the Freeway.
4. Require the design of the freeway commercial centers to retain significant view corridors from the 78 Freeway and Twin Oaks Valley Road for any future civic/cultural center which may be located in that area.
5. Require the consolidation of access points serving the freeway and neighborhood commercial areas of the Neighborhood.
6. Provide design standards which would allow the use of double street frontages for buildings located within the freeway commercial areas.
7. Access to freeway and neighborhood commercial areas shall be provided by the use of frontage rather than from direct access off Twin Oaks Valley Road.
8. Locate, design and regulate all commercial activities which will improve and install the greater or improved level of services for the existing or planned roadways.
9. Designate that an acceptable level of service rating for the existing and planned arterial and collectors serving the Neighborhood as well as the entire City.

Industrial:

- A. To provide and locate areas for quality industrial development which will create employment opportunities and environments in close proximity to surrounding housing.
 1. Designate and locate industrial uses which provide for warehousing, distribution and light industrial or manufacturing type uses within the Neighborhood.
 2. Locate and concentrate to an area along Twin Oaks Valley Road and the future extension of Borden Road which intersects Twin Oaks Valley Road.

3. Encourage the renovation of such industrial areas and uses to employ the use of industrial park-like development.
4. Require development designs to utilize centralized access driveways to serve such industrial.
5. Designate an area located at Rancheros Drive and Valpreda Road as a commercial-manufacturing location which would serve the needs of mixed users involved with light manufacturing activities, and also allow for specialized retail businesses with a need for large warehouse facilities.

Open Space:

- A. To establish an open space area as an integral part of the Neighborhood to serve the recreational and open space needs of the residents.
 1. Designate and promote the development of a lake/open space facility within the Neighborhood to function as a part of the open space/park system network of the City; to assist in the creation of a key community focus to define an urban design feature for the Neighborhood.
 2. Development, in conjunction with any such lake, of recreational facilities to serve existing and future residents.
 3. Design the lake to function as a retention basin to assist in controlling flooding conditions.
 4. Design the Neighborhood open space areas and facilities to connect or link up with other planning area open space locations, wherever physically possible.
 5. Coordinate the open space corridor design along San Marcos Creek to be developed as an open space corridor, wherever physically possible, linking the Richmar Neighborhood with the "California Village" through the use of pedestrian facilities and other similar green-belt systems.
 6. Develop San Marcos Creek, west of Twin Oaks and north of Mission Road, as an open trapezoidal channel designed to accommodate a variety of construction materials other than concrete to retain and enhance the "natural" greenbelt character of this portion of the Creek as it would tie into the lake facility of the Neighborhood.

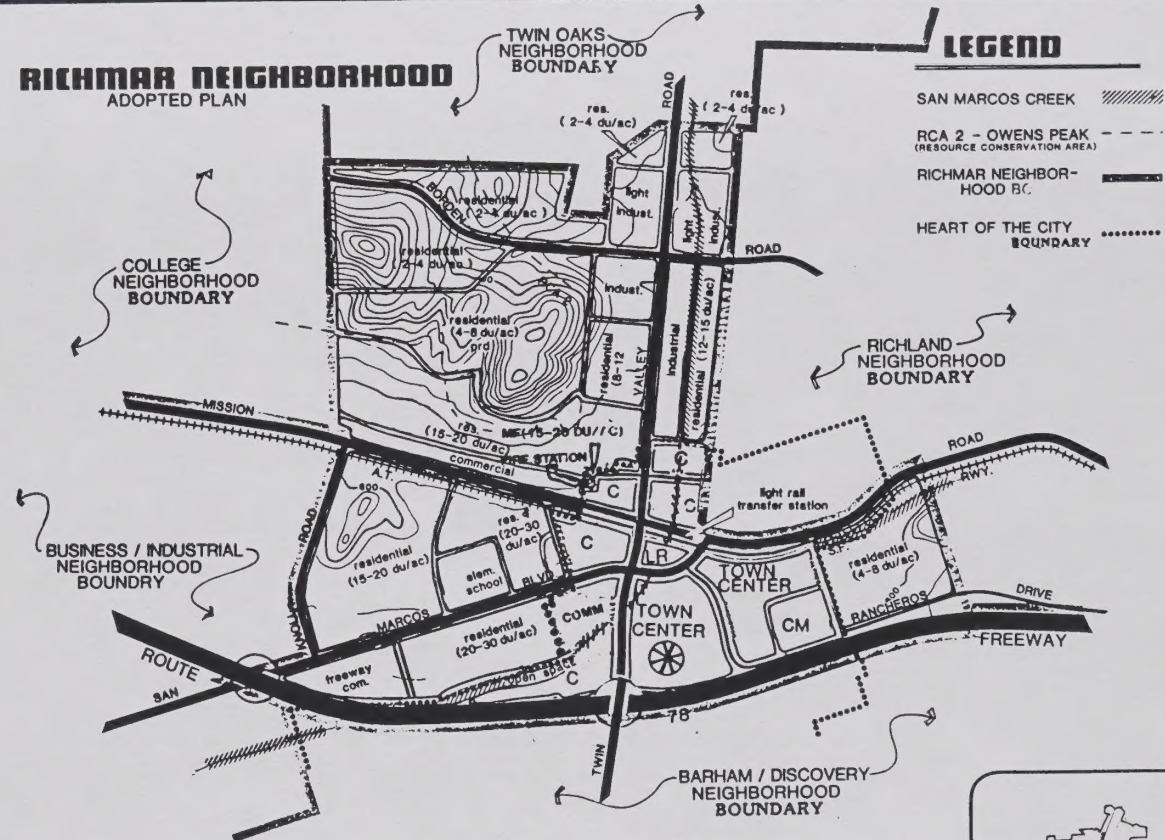
- B. To provide for the preservation of natural resource areas which serve as a habitat for indigenous wildlife and vegetation.
 - 1. Identify and establish the Owens Peak Resource Conservation Area as a location to be set aside for preservation, in conjunction with the development of a City program.
 - 2. Develop and adopt specific development guidelines and programs for allowable development within the identified Resource Conservation Areas.
 - 3. Designate areas suitable for the preservation and protection of indigenous wildlife and vegetation and encourage the use and application of open space easements (dedicated to the City or to provide to a recognized conservation organization, such as the Nature Conservancy).
 - 4. Retain and integrate the riparian habitat east of Twin Oaks Valley Road as a part of the entire Neighborhood open space network.
- C. To pursue implementation of the identified Neighborhood open space program.
 - 1. Identify and pursue various federal and state funding sources for the improvement of the San Marcos Creek and the development of the lake facility.
 - 2. Utilize, wherever deemed appropriate and necessary by the City, increment financing available through the City Redevelopment Agency to develop the identified open space and park facilities.

Circulation:

- A. To encourage the establishment of a pedestrian-oriented network throughout the Neighborhood and connecting to other systems in the City.
 - 1. Develop and implement system of bicycle rights-of-way and pedestrian paths to serve the Neighborhood.
 - 2. Design and develop the San Marcos Creek with an open space corridor to provide for pedestrian and bicycle paths connecting various developments within the Neighborhood.

3. Retain the roadway classification for Twin Oaks Valley Road as the primary north-south arterial with bicycle facilities designed as a part of the right-of-way.
- B. To facilitate the movement of traffic in a safe and uncongested manner consistent with a City determined acceptable level of service for the Neighborhood roadways.
1. Extend San Marcos Boulevard east of Twin Oaks Valley Road to connect to Mission Road as a collector street.
 2. Realign Rancheros Drive to accommodate the construction of Twin Oaks Valley as an arterial street and to accommodate the widening and construction of the 78 Freeway ramp interchange at Twin Oaks Valley Road.
 3. Retain the street classification for Knoll Road on the City's Circulation Element and Master Street Plan as a collector road connecting San Marcos Boulevard and Mission Road.
 4. Require the extension of local street rights-of-way to intersect with arterial and collectors within the Neighborhood.
 5. Extend Marcos Street from Mission Road to Borden Road as a local residential street.
 6. Encourage and promote the construction of the Twin Oaks Valley Road/78 Freeway interchange as a full diamond interchange.
- C. To encourage alternative solutions to the transportation needs of the Neighborhood.
1. Encourage and support the efforts to develop and establish a light rail transit transportation system between Escondido and Oceanside along the present railway corridor.
 2. Identify and designate suitable locations for potential light rail transfer stations within the Neighborhood and the present railway corridor.
 3. Support and promote the extension of bus service to any established civic/cultural center and light rail transit site located within the Neighborhood.

RICHMAR NEIGHBORHOOD ADOPTED PLAN



LEGEND

- SAN MARCOS CREEK
- RCA 2 - OWENS PEAK
(RESOURCE CONSERVATION AREA)
- RICHMAR NEIGHBORHOOD BC
- HEART OF THE CITY BOUNDARY



SCALE: 1" = 1,600'

Prepared by:
City of San Marcos Planning Department



REVISED: 01-06-88

NOTE: Residential development shall be designed to not exceed more than 85 percent of allowable densities.

Density Range x .85 = Max. Allowable Densities

0.125 - 1 du/ac	0.1 - 0.85 du/ac
1 - 2 du/ac	.85 - 1.7 du/ac
2 - 4 du/ac	1.7 - 3.4 du/ac
4 - 8 du/ac	3.4 - 6.8 du/ac
8 - 12 du/ac	6.8 - 10.2 du/ac
12 - 15 du/ac	10.2 - 12.75 du/ac
15 - 20 du/ac	12.75 - 17.0 du/ac
20 - 30 du/ac	17.0 - 25.5 du/ac

